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ANNUAL REPORT  
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ASSESSING DEPARTMENT



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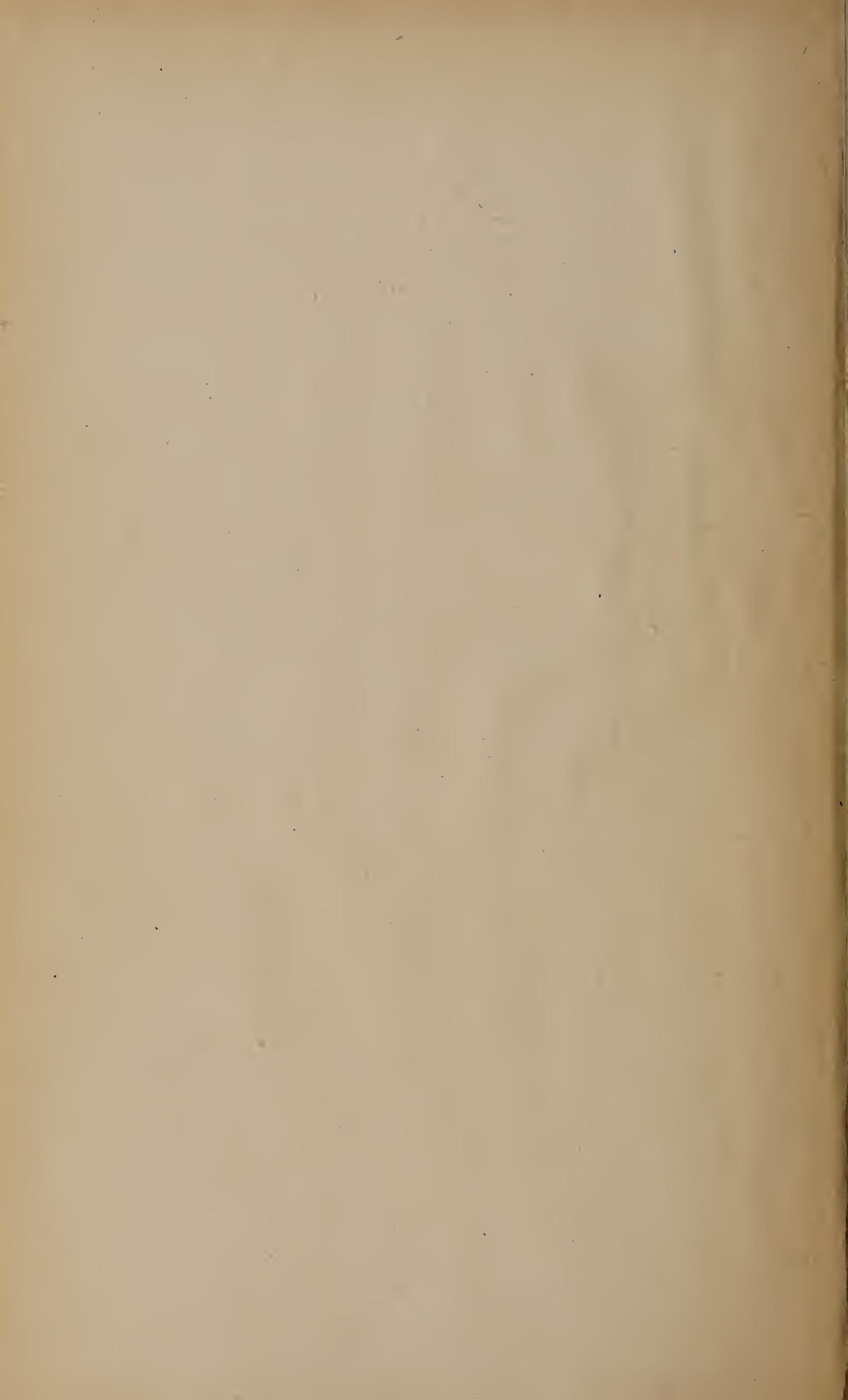
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ANNUAL REPORT  
OF THE  
ASSESSING DEPARTMENT

FOR THE  
YEAR 1903



BOSTON  
MUNICIPAL PRINTING OFFICE  
1904

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6352, 65

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ASSESSORS' OFFICE, CITY HALL,  
BOSTON, MASS, January 31, 1904.

HON. PATRICK A. COLLINS,

*Mayor of the City of Boston:*

SIR, — In accordance with the requirements of the existing ordinance, the Board of Assessors respectfully submit the following report:

For convenience of assessment, and as authorized by chapter 115 of the Acts of the year 1889, which provides that the assessors may "divide any ward . . . into convenient assessment districts," the twenty-five wards of the city are divided into forty-four districts — four of them into three each, eleven of them into two each, and ten are undivided.

The several assessment districts, and the wards of which they are a part, together with the names of the first and second assistant assessors assigned to each of said districts, are shown in an appendix at the end of this report.

#### TAX WARRANTS.

Warrants for the assessments of taxes in the City of Boston for the financial year commencing February 1,



1903, were received by the Board of Assessors as follows:

A state warrant for the proportion of the City of Boston of a state tax of \$1,500,000, as fixed by chapter 446, Acts of 1903 . . . . .	\$903,200 00
A state warrant for a tax to be paid to the Commonwealth for Boston armories, as fixed by chapter 384, Acts of 1888, . . . . .	<sup>1</sup> 34,223 15
A state warrant for a tax to be paid to the Commonwealth for the abolition of grade crossings, in accordance with the provisions of chapter 428, Acts of 1890, and all acts in addition or amendment thereto . . . . .	<sup>2</sup> 217,529 81
A state warrant for a tax to be paid to the Commonwealth for the proportion of the City of Boston of the expense of "building, maintenance, and operation of a system of sewage disposal for the Mystic and Charles River valleys," as determined by chapter 439, Acts of 1889, and other acts relating thereto, North Metropolitan sewerage tax . . . . .	<sup>3</sup> 60,069 98
<i>Carried forward</i> . . . . .	<u>\$1,215,022 94</u>

(<sup>1</sup>) The warrant states that of the assessment for armories (\$34,223.15), \$12,623.15 is for sinking fund and \$21,600 for interest.

(<sup>2</sup>) The warrant states the amount of assessments and interest of grade crossings to be as follows:

For grade crossing at Congress street, assessment . . . . .	\$60,783 39
Interest . . . . .	11,220 94
For grade crossing at Dorchester avenue, assessment . . . . .	51,406 17
Interest . . . . .	5,219 08
For grade crossing at Austin, Cambridge, and Perkins streets, assessment . . . . .	11,210 52
Interest . . . . .	1,574 33
For grade crossing at Tremont street, assessment . . . . .	31,851 04
Interest . . . . .	15,458 67
For grade crossing at Blue Hill avenue and Oakland street, assessment . . . . .	24,153 37
Interest . . . . .	4,652 30
	<u>\$217,529 81</u>

(<sup>3</sup>) The warrant states that of the assessment for North Metropolitan sewer (\$60,069.98), \$8,240.35 is for sinking fund; \$26,389.68 is to pay interest, and \$25,439.95 is for maintenance and operation.



<i>Brought forward</i> . . . . .	\$1,215,022 94
A state warrant for a tax to be paid to the Commonwealth for the proportion of the City of Boston of the expense of a system of sewage disposal for the Neponset River valley, chapter 406, Acts of 1895, and for the construction of a high-level gravity sewer for the relief of the Charles and Neponset River valleys, chapter 424, Acts of 1899, and any and all acts in addition and amendment thereto, South Metropolitan sewerage tax . . . . .	<sup>1</sup> 79,108 32
A state warrant relative to Metropolitan parks and boulevards, chapter 407, Acts 1893; chapter 550, Acts 1896; chapter 464, Acts 1899 . . . . .	<sup>2</sup> 314,538 27
A county warrant for the tax of Suffolk County for county purposes [see section 53, chapter 12, R. L.] . . . . .	1,187,468 00
A city warrant for the tax of the City of Boston for city purposes [see section 53, chapter 12, R. L.] . . . . .	11,603,057 04
A warrant for school expenses [chapter 400, Acts of 1898], as amended by chapter 448, 1901 . . . . .	3,505,586 71
<hr/>	
Aggregate of warrants committed to Board of Assessors . . . . .	<u>\$17,904,781 28</u>

In addition to the foregoing warrants, the Board of Assessors received a state warrant in accordance with the provisions of chapter 488 — Acts 1895 and any and all acts in addition and amendment thereto entitled "An Act to

(<sup>1</sup>) The warrant states that of the assessment for South Metropolitan sewer (\$79,108.32), \$18,439.39 is for sinking fund, \$16,490.77 is for interest, and \$44,178.16 is for maintenance and operation.

(<sup>2</sup>) The warrant states that of the assessment for Metropolitan parks (\$314,538.27), \$71,826.92 is for sinking fund, \$145,126.79 is for interest, and \$97,584.56 is for maintenance and operation, divided as follows:

	Sinking Fund.	Interest.	Maintenance.	Total.
Parks . . . . .	\$53,473 18	\$116,294 70	\$69,729 31	\$239,497 19
Boulevard . . . . .	13,532 34	18,332 09	19,755 25	51,619 68
Nantasket . . . . .	4,821 40	10,500 00	8,100 00	23,421 40
	<hr/>	<hr/>	<hr/>	<hr/>
	\$71,826 92	\$145,126 79	\$97,584 56	\$314,538 27

provide for a Metropolitan Water Supply," amounting to \$1,510,857.46. This was not included in the amount upon which the rate of taxation was based, as the income of the Water Department of the City of Boston was sufficient to meet the expenditure.

Under date of October 21, 1903, a state warrant pursuant to the provisions of chapter 105, Resolves 1901, was received entitled: "Resolve to provide for the appointment of a committee to consider the advisability of constructing a dam across the Charles river between the cities of Boston and Cambridge" amounting to \$27,789.42 and the treasurer of the City of Boston was duly notified.

#### POLL-TAX ASSESSMENTS.

The number of polls recorded for assessment before August 10, 1903, and included in the estimate that determined the rate of taxation for the current year, was 178,905. Under the operation of the law providing for supplementary assessment of omitted male persons, liable to assessment, there were added to the list 32 polls, making the total number of males assessed 178,937.

#### VALUATION.

The valuation of the city, as of the first day of May, 1903, determined by the assessors, August 10, of that year, when the rate of taxation for the current year was fixed, was as follows:

Value of land . . . . .	<sup>1</sup> \$594,599,750 00
Value of buildings . . . . .	390,960,550 00
<hr/>	
Total value of real estate . . . . .	\$985,560,300 00
Value of personal property other than bank stock, \$221,462,600 00	
Value of shares in national banks, located in Boston, taxable in said city . . . . .	13,434,423 00
<hr/>	
Total value of personal estate . . . . .	234,897,023 00
<hr/>	
Total valuation . . . . .	\$1,220,457,323 00
<hr/>	
<i>Carried forward</i> . . . . .	\$1,220,457,323 00

<sup>1</sup> For detail of 297,959,874 sq. feet occupied land, valued at.....	\$524 164,750
358,960,939 " vacant " " .....	62,592,800
87,251,045 " marsh and flats, " " .....	7,842,200
<hr/>	
Total..... 744,171,858	\$594,599,750
— see table H, page 42.	



<i>Brought forward</i> . . . . .	\$1,220,457,323 00
Assessments under the Provisions of section 85 of chapter 12 of the Revised Laws to the amount of . . . . .	1,292,600 00
	<hr/>
The total valuation of the city upon which taxes were assessed for the financial year 1903-04, when all assessments were made, was . . . . .	<u>\$1,221,749,923 00</u>

The valuation can be further increased \$1,144,600 for bank stock assessed at the several rates of the places where the banks are located, as the taxes are paid to Boston as assessments upon this class of property held by its citizens in Massachusetts banks located outside that city.

This valuation of the shares in national banks within the state, but without the limits of Boston, is determined by taking the amount paid by the Commonwealth to the city during the financial year, on account of corporate taxes assessed as of the first day of May of that year. The totals are under estimates, as the collection extends beyond the year in which taxes are assessed, and a small proportion of their total sum is paid over to the city with the assessments of subsequent years.

As the revenue from this source is always estimated before the amount to be raised by taxation is determined, the effect of the valuation of this property in reducing the rate of taxation is the same as though its amount was included in the assessors' aggregate and the taxes were assessed by them.

The United States, the Commonwealth, the county, the city, churches, charitable, scientific, and other corporations, hold property exempt by law from assessment. That of the nation consists of certain islands, forts and lighthouses in our harbor, the navy yard, custom-house, and the building used for the United States courts, sub-treasury and post-office. The property of the state within the limits of the city is made up of the state house, the state prison, an area of land and flats in East and South Boston, and land taken for metropolitan sewerage, metropolitan water system and metropolitan parks. The county property includes the court-house and jail. But as the entire cost of all county property has been paid by the city, and as the other municipalities that with Boston make up Suffolk County pay no county taxes [Revised Laws, chapter 12, section 53], the

estates used for county purposes are included as a part of the city property. The character and value of the property used for municipal purposes may be ascertained by reference to the list of real and personal estate, under the title of nominal assets of the city.

### VALUATION EXEMPT PROPERTY, 1903.

#### REAL ESTATE.

	Land.	Buildings.	Totals.
United States of America	\$9,408,300	\$4,368,700	\$13,777,000
Commonwealth of Massachusetts .....	8,879,600	4,821,000	13,700,600
City of Boston .....	36,943,101	23,204,000	60,147,101
Churches .....	11,755,300	8,695,500	20,450,800
Charitable, literary, scientific, etc. ....	15,458,400	9,838,300	25,296,700
Totals . . . . .	\$82,444,701	\$50,927,500	\$133,372,201

#### PERSONAL ESTATE.

City of Boston . . . . .	\$45,817,907 87
Charitable, literary, scientific, etc., as returned under section 5, chapter 12, Revised Laws . . . . .	31,299,488 00
	<u>\$77,117,395 87</u>

As required by section 5 of chapter 12 of the Revised Laws the officers of charitable, literary, and scientific institutions reported that their receipts for the twelve months preceding May 1, 1903, amounted to \$6,447,042, and their expenditures to \$6,836,365. It appeared by their returns that at the date of assessment these benevolent and educational institutions held as investments \$11,920,243 of the real estate of this city, which, not being occupied for the purposes of their incorporation, is assessed at its estimated value, forming a part of the real estate valuation for the tax of the current year. The City of Boston holds, in its corporate capacity (not assessed for city taxes), \$31,092,795.94 of actual assets available for the payment of liabilities and \$74,872,213.03 nominal assets.



## VALUATIONS.

<i>Real and personal estate by assessors' general assessment</i>	. . . . .	\$1,220,457,323 00
<i>Real and personal estate by assessors' supplementary assessment</i>	. . . . .	1,292,600 00
<i>Massachusetts corporation stock [assessed by state], tax paid to the city</i>	. . . . .	62,923,400 00
<i>Massachusetts national bank shares [assessed by state], tax paid to the city,</i>		1,144,600 00
		<hr/>
Total taxable valuation	. . . . .	\$1,285,817,923 00

<i>Real estate of the United States</i>	. . . . .	\$13,777,000 00
<i>Real estate of the Commonwealth</i>	. . . . .	13,700,600 00
<i>Real estate of the City of Boston</i>	. . . . .	60,147,101 00
<i>Personal property of the City of Boston,</i>		45,817,907 87
<i>Real estate of houses of religious worship,</i>		20,450,800 00
<i>Real estate of charitable, scientific, and literary corporations</i>	. . . . .	25,296,700 00
<i>Personal property of charitable, scientific and literary corporations</i>	. . . . .	31,299,488 00
		<hr/>
Total exempt valuation	. . . . .	210,489,596 87
		<hr/>
Total valuation as of May 1, 1903	. . . . .	<u>\$1,496,307,519 87</u>

THE RATE OF ASSESSMENT AND TAXES COMMITTED TO  
THE COLLECTOR.

The rate of taxation needed to raise the amount of the several warrants, and the overlay authorized by section 55 of chapter 12 of the Public Statutes, as amended by chapter 226 of the Acts of the year 1887, was determined by the

assessors to be 1.48 per cent., or \$14.80 per \$1,000; of this rate \$1.21 was for state, 86 cents for county, and \$12.73 for the city tax.

The *land*, marsh and flats, valuation of \$594,599,750, at \$14.80 per \$1,000, gave assessment amounting to . . . \$8,800,076 30

The *dwellings*, stores and other structures, valuation of \$390,960,550, at \$14.80 per \$1,000, gave assessment amounting to . . . 5,786,216 14

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Total tax, real estate assessment . \$14,586,292 44

The *personal estate* valuation of \$234,897-023, at \$14.80 per \$1,000, gave assessment amounting to . . . 3,476,475 95

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The *total* valuation of \$1,220,457,323, at \$14.80 per \$1,000, gave a total property tax of . . . \$18,062,768 39  
 178,905 male polls, at \$2 each, amounted to 357,810 00

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The taxes as determined by the assessors, when the rate for the year was fixed, and their list and warrant therefor, was committed to the collector, aggregated . \$18,420,578 39

*Supplementary assessments* added to the amount of the commitment for omitted persons, 32 polls . . . 64 00

*Supplementary assessments* of omitted estates added in accordance with the provisions of section 85, chapter 12, of the Revised Laws, \$34,100 real estate . . . 504 68

And \$1,258,500 of personal estate . . . 18,625 80

The total taxes committed to the collector for the financial year 1903-1904 amounted to . . . \$18,439,772 87

## ASSETS OF THE CITY OF BOSTON.

## CLASSIFICATION.

*Actual.*

Sinking and consolidated street improvement funds, as per Auditor's report	\$29,067,495 94
Salable lands (not including islands) and land in charge of Board of Street Commissioners	2,025,300 00
	<hr/>
	\$31,092,795 94

*Nominal.*

School-houses, including personal	\$14,128,700 00
Public Library, including personal	5,194,800 00
Other public buildings, including personal	22,689,600 00
Public grounds, including personal	<sup>1</sup> 556,675 00
Playgrounds	1,119,200 00
Subway	7,300,000 00
Subway locations	1,471,500 00
Cemeteries	1 00
Water works	15,800,000 00
Fire apparatus	510,000 00
Fire-alarm	185,000 00
Miscellaneous	2,100,000 00
Trust Funds	2,086,710 16
Betterments pledged	1,730,026 87
	<hr/>
	74,872,213 03
	<hr/>
Total	\$105,965,008 97

<sup>1</sup> Item includes only Washington and Lowell squares.

The parks of the city, January 31, 1904, had cost \$17,967,080.93 for land and construction.



**Assessors' Valuation of the Real and Personal Estates and Number of Polls  
in each of the Twenty-five Wards of the City, and the Taxes Assessed  
thereon, as of the first day of May, in the year 1903. Rate \$14.80 per  
\$1,000. Original Assessments.**

WARDS.	Polls.	Valuation Real Estate.	Valuation Personal Estate.	Valuation Total.	Tax on Polls.	Tax on Real Estate.	Tax on Personal Estate.	Total Tax.
1....	7,064	\$13,222,900	\$839,000	\$14,061,900	\$14,128	\$195,698 92	\$12,417 20	\$222,244 12
2....	6,379	15,817,500	764,200	16,581,700	12,758	234,099 00	11,310 16	258,167 16
3....	4,337	10,170,900	785,700	10,956,600	8,674	150,529 32	11,628 36	170,831 68
4....	3,898	12,644,400	777,200	13,421,600	7,796	187,137 12	11,502 56	206,435 68
5....	4,191	12,601,000	2,208,300	14,809,300	8,382	186,494 80	32,682 84	227,559 64
6....	10,037	148,344,600	34,456,300	182,800,900	20,074	2,195,500 08	509,953 24	2,725,527 32
7....	5,929	242,496,200	54,759,800	297,256,000	11,858	3,588,943 76	810,445 04	4,411,246 80
8....	9,626	29,710,700	2,621,700	32,332,400	19,252	439,718 36	38,801 16	497,771 52
9....	9,040	24,657,700	1,429,800	26,087,500	18,080	364,933 96	21,161 04	404,175 00
10....	8,279	59,905,400	4,021,900	63,927,300	16,558	886,599 92	59,524 12	962,682 04
11....	6,587	109,350,800	73,915,600	183,266,400	13,174	1,618,391 84	1,093,950 88	2,725,516 72
12....	7,478	23,390,600	3,135,100	26,525,700	14,956	346,180 88	46,399 48	407,536 36
13....	6,968	24,654,700	3,113,400	27,768,100	13,936	364,889 56	46,078 32	424,903 88
14....	6,618	12,056,600	770,500	12,827,100	13,236	178,437 68	11,403 40	203,077 08
15....	5,636	9,561,100	633,200	10,194,300	11,272	141,504 28	9,371 36	162,147 64
16 ...	6,231	14,609,800	1,283,100	15,892,900	12,462	216,225 04	18,989 88	247,676 92
17....	6,923	18,461,400	1,539,700	20,001,100	13,846	273,228 72	22,787 56	309,862 28
18....	6,932	17,178,300	1,378,000	18,556,300	13,864	254,238 84	20,394 40	288,497 24
19....	7,886	23,067,700	2,929,300	25,997,000	15,772	341,401 96	43,353 64	400,527 60
20....	11,233	35,908,300	4,430,600	40,338,900	22,466	531,442 84	65,572 88	619,481 72
21....	7,630	27,192,400	5,936,600	33,129,000	15,260	402,447 52	87,861 68	505,569 20
22....	8,083	21,763,000	4,400,700	26,163,700	16,166	322,092 40	65,130 36	403,388 76
23 ...	6,812	24,210,800	6,799,100	31,009,900	13,624	358,319 84	100,626 68	472,570 52
24....	8,594	27,214,300	2,819,200	30,033,500	17,188	402,771 64	41,724 16	461,683 80
25....	6,514	27,369,200	5,714,600	33,083,800	13,028	405,064 16	84,576 08	502,668 24
Bank Stock	178,905	\$985,560,300	\$221,462,600	\$1,207,022,900	\$357,810	\$14,586,292 44	\$3,277,646 48	\$18,221,748 92
	.....	.....	13,434,423	13,434,423	.....	.....	198,829 47	198,829 47
Totals	178,905	\$985,560,300	\$234,897,023	\$1,220,457,323	\$357,810	\$14,586,292 44	\$3,476,475 95	\$18,420,578 39



**Gains and Loss, Real, Personal, and Polls, by Wards,  
1903, compared with 1902.**

WARDS.	Gain, Real.	Gain, Personal.	Loss, Personal.	Total Gain, Real and Personal.	Gain, Polls.
1.....	\$398,400	.....	9,400	\$389,000	464
2.....	947,700	54,900	.....	1,002,600	Loss, 111
3.....	468,900	.....	79,300	389,600	20
4.....	367,000	100,200	.....	467,200	Loss, 26
5.....	86,800	141,200	.....	228,000	Loss, 4
6.....	8,253,100	.....	410,300	7,842,800	1,808
7.....	9,610,800	1,320,900	.....	10,931,700	738
8.....	807,900	.....	20,400	787,500	512
9.....	Loss, 121,100	101,900	.....	Loss, 19,200	125
10.....	956,200	.....	262,800	693,400	523
11.....	1,375,400	.....	660,900	714,500	400
12.....	Loss, 150,900	76,100	.....	Loss, 74,800	Loss, 57
13.....	1,678,300	585,900	.....	2,264,200	145
14.....	660,500	3,300	.....	663,800	273
15.....	31,400	.....	5,300	26,100	38
16.....	48,900	42,500	.....	91,400	220
17.....	318,100	.....	294,100	24,000	Loss, 79
18.....	155,700	38,200	.....	193,900	69
19.....	262,200	244,000	.....	506,200	173
20.....	741,300	.....	131,400	609,900	826
21.....	42,400	46,100	.....	88,500	234
22.....	Loss, 94,700	.....	25,200	Loss, 119,900	103
23.....	415,200	.....	709,100	Loss, 293,900	323
24.....	456,300	88,100	.....	544,400	286
25.....	347,600	270,900	.....	618,500	386
Bank stock.....	.....	613,307	.....	613,307	.....
Totals.....	\$28,063,400	\$3,727,507	\$2,608,200	\$29,182,707	7,389

**Supplementary Assessments of Polls and omitted Estates in  
each of the Twenty-five Wards of the City, and the Taxes  
assessed thereon, as of the first day of May, in the year  
1903. Rate \$14.80 per \$1,000.**

WARDS.	Polls.	Valuation, Real Estate.	Valuation, Personal Estate.	Total Valuation, Real and Personal Estate.	Tax on Polls.	Tax on Real Estate.	Tax on Personal Estate.	Total Tax.
1.....	.....	.....	\$10,700	\$10,700	.....	.....	\$158 36	\$158 36
2.....	3	.....	100	100	\$6 00	.....	1 48	7 48
3.....	.....	.....	.....	.....	.....	.....	.....	.....
4.....	1	.....	.....	.....	2 00	.....	.....	2 00
5.....	1	.....	5,000	5,000	2 00	.....	74 00	76 00
6.....	2	.....	26,300	26,300	4 00	.....	389 24	393 24
7.....	2	.....	5,800	5,800	4 00	.....	85 84	89 84
8.....	2	.....	5,000	5,000	4 00	.....	74 00	78 00
9.....	1	.....	300	300	2 00	.....	4 44	6 44
10.....	.....	\$10,000	115,500	125,500	.....	\$148 00	1,709 40	1,857 40
11.....	3	14,000	745,700	759,700	6 00	207 20	11,036 36	11,249 56
12.....	5	.....	53,600	53,600	10 00	.....	793 28	803 28
13.....	2	.....	18,000	18,000	4 00	.....	266 40	270 40
14.....	.....	.....	1,000	1,000	.....	.....	14 80	14 80
15.....	2	.....	3,000	3,000	4 00	.....	44 40	48 40
16.....	1	.....	.....	.....	2 00	.....	.....	2 00
17.....	1	.....	6,300	6,300	2 00	.....	93 24	95 24
18.....	1	.....	6,000	6,000	2 00	.....	88 80	90 80
19.....	1	.....	900	900	2 00	.....	13 32	15 32
20.....	.....	.....	30,400	30,400	.....	.....	449 92	449 92
21.....	3	.....	.....	.....	6 00	.....	.....	6 00
22.....	.....	.....	14,000	14,000	.....	.....	207 20	207 20
23.....	.....	8,100	17,700	25,800	.....	119 88	261 96	381 84
24.....	.....	2,000	188,200	190,200	.....	29 60	2,785 36	2,814 96
25.....	1	.....	5,000	5,000	2 00	.....	74 00	76 00
Totals,	32	\$34,100	\$1,258,500	\$1,292,600	\$64 00	\$504 68	\$18,625 80	\$19,194 48

Valuations Land and Buildings, 1903, by Wards, Compared with 1902.

	1903			1902		
	Value Land.	Value Buildings.	Total Valuation.	Value Land.	Value Buildings.	Total Valuation.
Ward 1.....	\$5,822,700	\$7,400,200	\$13,222,900	\$5,478,600	\$7,345,900	\$12,824,500
Ward 2.....	8,327,700	7,489,800	15,817,500	7,629,500	7,240,300	14,869,800
Ward 3.....	5,855,400	4,315,500	10,170,900	5,439,000	4,263,000	9,702,000
Ward 4.....	6,866,600	5,777,800	12,644,400	6,653,300	5,624,100	12,277,400
Ward 5.....	7,201,400	5,399,600	12,601,000	7,169,200	5,345,000	12,514,200
Ward 6.....	110,980,900	37,363,700	148,344,600	104,719,400	35,372,100	140,091,500
Ward 7.....	182,687,250	59,808,950	242,496,200	172,730,550	60,154,850	232,885,400
Ward 8.....	18,389,100	11,321,600	29,710,700	17,791,000	11,111,800	28,902,800
Ward 9.....	11,946,500	12,711,200	24,657,700	12,043,100	12,735,700	24,778,800
Ward 10.....	34,722,300	25,183,100	59,905,400	34,800,100	24,149,100	58,949,200
Ward 11.....	60,626,700	48,724,100	109,350,800	60,654,700	47,320,700	107,975,400
Ward 12.....	10,102,800	13,287,800	23,390,600	9,985,200	13,556,300	23,541,500
Ward 13.....	15,472,900	9,181,800	24,654,700	14,102,100	8,874,300	22,976,400
Ward 14.....	4,203,200	7,853,400	12,056,600	3,722,500	7,673,600	11,396,100
Ward 15.....	3,577,700	5,983,400	9,561,100	3,540,900	5,988,800	9,529,700
Ward 16.....	5,423,000	9,186,800	14,609,800	5,407,000	9,153,900	14,560,900
Ward 17.....	8,248,500	10,212,900	18,461,400	7,997,200	10,146,100	18,143,300
Ward 18.....	8,651,100	8,527,200	17,178,300	8,565,300	8,457,300	17,022,600
Ward 19.....	11,669,400	11,398,300	23,067,700	11,537,900	11,267,600	22,805,500
Ward 20.....	13,932,400	21,975,900	35,908,300	13,854,300	21,312,700	35,167,000
Ward 21.....	10,969,100	16,223,300	27,192,400	10,958,500	16,191,500	27,150,000
Ward 22.....	9,229,800	12,533,200	21,763,000	9,303,100	12,554,600	21,857,700
Ward 23.....	12,637,900	11,572,900	24,210,800	12,441,800	11,353,800	23,795,600
Ward 24.....	11,666,800	15,547,500	27,214,300	11,352,900	15,405,100	26,758,000
Ward 25.....	15,388,600	11,980,600	27,369,200	15,316,000	11,705,600	27,021,600
Totals.....	\$594,599,750	\$390,960,550	\$985,560,300	\$573,193,150	\$384,303,750	\$957,496,900



**Gain and Loss of Land and Buildings by Wards,  
1903-1902.**

WARD.	Land.	Buildings.	Total.
Ward 1.....	\$344,100	\$54,300	\$398,400
Ward 2.....	698,200	249,500	947,700
Ward 3.....	416,400	52,500	468,900
Ward 4.....	213,300	153,700	367,000
Ward 5.....	32,200	54,600	86,800
Ward 6.....	6,261,500	1,991,600	8,253,100
Ward 7.....	9,956,700	Loss 345,900	9,610,800
Ward 8.....	598,100	209,800	807,900
Ward 9.....	Loss 96,600	Loss 24,500	Loss 121,000
Ward 10.....	Loss 77,800	1,034,000	956,200
Ward 11.....	Loss 28,000	1,403,400	1,375,400
Ward 12.....	117,600	Loss 268,500	Loss 150,900
Ward 13.....	1,370,800	307,500	1,678,300
Ward 14.....	480,700	179,800	660,500
Ward 15.....	36,800	Loss 5,400	31,400
Ward 16.....	16,000	32,900	48,900
Ward 17.....	251,300	66,800	318,100
Ward 18.....	85,800	69,900	155,700
Ward 19.....	131,500	130,700	262,200
Ward 20.....	78,100	663,200	741,300
Ward 21.....	10,600	31,800	42,400
Ward 22.....	Loss 73,300	Loss 21,400	Loss 94,700
Ward 23.....	196,100	219,100	415,200
Ward 24.....	313,900	142,400	456,300
Ward 25.....	72,600	275,000	347,600
Total.....	\$21,406,600	\$6,656,800	\$28,063,400



Table Showing Valuations, Land, and Buildings, for Twenty-five Years.

	Value Land.	Value Buildings.	Total Value.
1903.....	\$594,599,750	\$390,960,550	\$985,560,300
1902.....	573,193,150	384,303,750	957,496,900
1901.....	547,246,600	377,790,900	925,037,500
1900.....	532,933,500	369,557,200	902,490,700
1899.....	507,596,250	359,213,450	866,809,700
1898.....	482,747,000	347,486,900	830,233,900
1897.....	468,406,850	335,453,700	803,860,550
1896.....	447,169,700	323,092,000	770,261,700
1895.....	433,694,900	311,056,150	744,751,050
1894.....	422,132,850	301,611,800	723,743,850
1893.....	417,280,175	290,482,100	707,762,275
1892.....	399,170,175	281,109,700	680,279,875
1891.....	381,299,825	268,938,550	650,238,375
1890.....	365,547,975	254,442,300	619,990,275
1889.....	350,404,975	243,395,000	593,799,975
1888.....	328,465,175	234,548,100	563,013,275
1887.....	322,207,075	224,964,100	547,171,175
1886.....	301,622,275	215,881,000	517,503,275
1885.....	288,825,450	207,148,250	495,973,700
1884.....	285,969,800	202,160,800	488,130,600
1883.....	282,331,100	195,987,800	478,318,900
1882.....	278,240,950	189,463,200	467,704,150
1881.....	272,734,600	182,654,000	455,388,600
1880.....	260,614,100	176,756,000	437,370,100
1879.....	255,951,200	172,825,800	428,777,000

## ABATEMENTS.

The amount of abatements from all the above assessments to January 31, 1904, was for polls, \$530 ; for real estate, \$80,100.95 ; for personal estate, \$64,135.28 — a total of \$144,766.23. Of this sum \$141,435.19 was abated before the reduced tax bills were paid, and with the money received for taxes is treated as a credit item to the collector, who is charged with the total amount of the tax warrants of the year. The remainder of the abatements, amounting to \$3,331.04, were made after payment by the persons assessed, and the several amounts were refunded by the treasurer for moneys received from the collector for the taxes of the current financial year.

## AVERAGE OF ASSESSORS' VALUATION FOR THREE YEARS.

In accordance with the requirements of section 5 of chapter 5 of the Revised Ordinances of 1898, as amended 1900, we herewith include a statement of the assessed valuation of the taxable property in the City of Boston for each of the preceding three years, the abatement thereon allowed previous to the thirty-first day of December preceding, and the average of such valuations reduced by such abatements.

Year.	Valuations.	Abatements.
1901 . .	\$1,153,237,734 37	\$10,324,400 00
1902 . .	1,192,597,816 13	11,129,200 00
1903 . .	1,221,749,923 35	8,327,700 00
Totals . .	\$3,567,585,473 85	\$29,781,300 00
Less abatements	29,781,300 00	
	<hr/> \$3,537,804,173 85	

Divided by three gives \$1,179,268,057.95 — average valuation for three years, less abatements.

## TAXATION OF CORPORATE PROPERTY.

In accordance with the provisions of section 93 of chapter 12 of the Revised Laws, the assessors, in August, 1903, returned to the tax commissioner of the Commonwealth the names of 347 Massachusetts corporations located in Boston, "with a statement in detail of the works, structures, real estate, and machinery owned by each of said corporations . . . with the value thereof."



No personal property other than machinery can legally be assessed to a Massachusetts corporation. The valuation of property of corporations chartered by the Commonwealth, which was included in the total that determined the rate of taxation, amounted to \$156,714,541, of which sum \$135,989,441 was real estate, and \$20,725,100 was machinery. A statement showing the growth of corporate property locally assessed during the last twenty-two years is shown by the table marked "D," page 33. Under the provisions of section 9 of chapter 14 of the Revised Laws, the board assessed the 393,500 shares of the forty-four banks of Boston upon a valuation of \$51,302,000—a total tax of \$759,269.60. At the time the rate of taxation was determined the estimated value of 100,911.30 $\frac{1}{2}$  shares, \$13,434,423.35 was included in the total aggregate as property which could be legally assessed in the valuation of the City of Boston. The balance of the total assessment of this class of property amounted to \$37,867,576.65, and the tax of \$560,440.13 thereon was claimed by the Tax Commissioner, under the provisions of section 13 of said chapter for the state, and certain of the cities and towns of Massachusetts, in which shareholders resided. Section 15 of said chapter provides that 1 per cent. on the amount collected shall be paid "for the expenses of assessing and collecting" that portion of the tax which is not retained by the city or town where the banks are located. The amount of \$5,654.60 can be added to the revenue of the city from this source, as only slight changes are found necessary in the adjustment of the bank taxes with the state authorities.

#### ASSESSMENT STATISTICS.

A table on page 13 will show the separate estimation of land and buildings, by wards, in the valuations of 1902 and 1903. A table on page 15 gives the valuations in total for twenty-five years.

For the separate estimation of the real and personal property for twenty years, and for the total valuation of the city for thirty-five years, see tables marked "B," and "E," on pages 30 and 34. All the valuations shown on these tables are those which determined the rate of taxation for the years to which they relate, and do not include the small amounts subsequently added by supplementary assessment. The valuation of 1903, as compared with that of the preceding year, shows a gain on real estate of \$28,063,400, equal to an advance of 2.93 per cent., and a gain of \$1,119,307 on

personal property, equal to .478 per cent. The total valuation of 1903 is more than that of 1893 by \$296,363,572, showing a gain in ten years of 32.07 per cent.

The table marked "F," page 35, shows the rate of taxation in Boston for the past twenty years, and the proportion of each annual rate required to raise the tax of a given year for state, county, or city purposes.

A table marked "G," pages 36-39, shows the approximate value of the dwelling-houses of the city, and a table marked "H," page 42, gives certain statistics relating to the real estate of Boston.

We deem it of sufficient interest to add also to this report a table showing the valuation of property, rates of taxation, and the number of assessed polls for each year from 1822, when the City of Boston was established, to the present time.

For many years prior to 1842 taxes were assessed on the basis of 50 per cent. of the true valuation of property, which custom was discontinued in the assessments of that and succeeding years at the request of the city government.

The result of this change will be seen in the reduction in the rate of taxation for that and the following years.

#### SPECIAL ASSESSMENTS.

##### *Street, Sidewalks and Sewer Assessments.*

Under the operation of the existing laws the following amounts were certified to the assessors by the City Collector as remaining unpaid one year after the date of assessment:

Street construction assessments	.	.	.	\$30,302 34
For sewer assessments	.	.	.	71,377 30
				<hr/>
				\$101,679 64
				<hr/>

The several assessments were duly apportioned, and a sum equal to 9 per cent. of each assessment, with the required interest, was included in the tax-bills which were issued for the tax on the estates which were liable.

The tenth apportionment of  
sewer assessments, certified

in 1894, amounted to	.	\$2,906 14	
Interest	.	1,452 77	
		<hr/>	\$4,358 91
<i>Carried forward</i>	.	.	\$4,358 91



## ASSESSING DEPARTMENT.

19

<i>Brought forward</i> . . . . .		\$4,358 91
The tenth apportionment of sidewalk assessments, certi- fied in 1894, amounted to	\$2,335 73	
Interest . . . . .	1,167 37	
	<hr/>	3,503 10
The ninth apportionment of sewer assessments, certified in 1895, amounted to	\$2,580 88	
Interest . . . . .	1,290 84	
	<hr/>	3,871 72
The ninth apportionment of sidewalk assessments, certi- fied in 1895, amounted to	\$97 02	
Interest . . . . .	48 54	
	<hr/>	145 56
The ninth apportionment of assessments for street con- struction, certified in 1895, amounted to	\$502 11	
Interest . . . . .	251 06	
	<hr/>	753 17
The eighth apportionment of sewer assessments, certified in 1896, amounted to	\$3,704 43	
Interest . . . . .	1,792 17	
	<hr/>	5,496 60
The eighth apportionment of sidewalk assessments, certi- fied in 1896, amounted to	\$24 17	
Interest . . . . .	12 08	
	<hr/>	36 25
The seventh apportionment of sewer assessments, certified in 1897, amounted to	\$4,280 10	
Interest . . . . .	2,140 38	
	<hr/>	6,420 48
The seventh apportionment of street construction assess- ments, certified in 1897, amounted to	\$699 36	
Interest . . . . .	349 72	
	<hr/>	1,049 08
<i>Carried forward</i> . . . . .		<hr/> \$25,634 87

<i>Brought forward</i> . . . . .		\$25,634 87
The sixth apportionment of sewer assessments, certified in 1898, amounted to . . . . .	\$3,041 40	
Interest . . . . .	1,490 35	
	<hr/>	4,531 75
The sixth apportionment of street construction assess- ments, certified in 1898, amounted to . . . . .	\$602 69	
Interest . . . . .	303 02	
	<hr/>	905 71
The fifth apportionment of sewer assessments, certified in 1899, amounted to . . . . .	\$5,443 17	
Interest . . . . .	3,010 60	
	<hr/>	8,453 77
The fifth apportionment of street construction assess- ments, certified in 1899, amounted to . . . . .	\$1,738 51	
Interest . . . . .	965 81	
	<hr/>	2,704 32
The fourth apportionment of sewer assessments, certified in 1900, amounted to . . . . .	\$2,370 24	
Interest . . . . .	1,314 18	
	<hr/>	3,684 42
The fourth apportionment of street construction assess- ments, certified in 1900, amounted to . . . . .	\$1,439 01	
Interest . . . . .	799 40	
	<hr/>	2,238 41
The third apportionment of sewer assessments, certified in 1901, amounted to . . . . .	\$10,360 19	
Interest . . . . .	5,756 26	
	<hr/>	16,116 45
The third apportionment of street construction assess- ments, certified in 1901, amounted to . . . . .	\$3,445 45	
Interest . . . . .	1,911 77	
	<hr/>	5,357 22
<i>Carried forward</i> . . . . .		<hr/> \$69,626 92

<i>Brought forward</i> . . . . .		\$69,626 92	
The second apportionment of sewer assessments, certified in 1902, amounted to . . . . .	\$10,603 94		
Interest . . . . .	5,892 63		
	<hr/>	16,496 57	
The second apportionment of street construction assessments, certified in 1902, amounted to . . . . .	\$3,634 01		
Interest . . . . .	2,018 84		
	<hr/>	5,652 85	
The apportionment of sewer assessments, certified in 1903, amounted to . . . . .	\$6,407 80		
Interest . . . . .	5,514 64		
	<hr/>	11,922 44	
The apportionment of street construction assessments, certified in 1903, amounted to . . . . .	\$2,727 12		
Interest . . . . .	2,544 98		
	<hr/>	5,272 10	
		<hr/>	
Total amount committed to collector . . . . .		\$108,970 88	

## STREET RAILWAY ASSESSMENTS.

Under chapter 578 of Acts of 1898 there is paid to the City of Boston by

Boston and Northern Street Railway Company . . . . .	\$707 01
Old Colony Street Railway Company . . . . .	126 65
Union Freight Railway Company . . . . .	2,029 11
	<hr/>
Total . . . . .	\$2,862 77

The Boston Elevated Railway, and all railways now owned or operated by it, are, for twenty-five years from June 10, 1897, exempt from the action of this statute, but said railways pay, under chapter 500 of the Acts of 1897, a very similar tax to the Commonwealth, which tax is distributed by the treasurer of the Commonwealth among the cities and towns in which said railroads operate. Boston's proportion of this tax is \$63,521.44.



There was also credited to the City of Boston by the treasurer of the Commonwealth the sum of \$360,171.35, being the city's share of franchise tax on street railways under chapter 14 of the Revised Laws.

#### RECEIPTS AND EXPENDITURES.

There have been no receipts in this department other than the money appropriated for its current expenses. The appropriation was . . . . .

\$200,000 00

The expenditures for the financial year for salaries, compensation of assistant assessors, clerk-hire, books, stationery, and incidentals have amounted to . . . . .

179,236 83

*Balance* . . . . .

\$20,763 17

Respectfully submitted,

GEORGE A. COMINS, *Chairman,*

CHARLES E. FOLSOM, *Secretary,*

JOHN J. MURPHY,

EDWARD B. DAILY,

SAMUEL HICHBORN,

JOHN H. DONOVAN,

JAMES BUCKNER.

FREDERICK L. SMITH,

FREDERICK H. TEMPLE,

*Assessors of the City of Boston.*

## APPENDIX.

ASSESSMENT DISTRICTS AND ASSISTANT ASSESSORS ASSIGNED  
THERE TO FOR THE ASSESSMENT OF MAY 1, 1903.

*District 1.* — The whole of Ward 1. First assistant assessor, Charles A. Tilden; second assistant assessor, Thomas Sexton.

*District 2.* — The whole of Ward 2. First assistant assessor, Thomas O. McEnaney; second assistant assessor, Alfred L. Whitney.

*District 3.* — The whole of Ward 3. First assistant assessor, Benjamin F. Bowditch; second assistant assessor, Charles J. Bradley.

*District 4.* — The whole of Ward 4. First assistant assessor, Dennis G. Quirk; second assistant assessor, Warren B. Hadley.

*District 5.* — The whole of Ward 5. First assistant assessor, John J. Tague; second assistant assessor, Lucien J. Priest.

*District 6.* — That part of Ward 6 lying northerly of a line beginning at the junction of Traverse and Beverly streets; thence by the centre lines of Beverly, Cooper, Salem, Parmenter, Hanover, and Richmond streets, Atlantic and Eastern avenues to the Harbor Commissioners' line. First assistant assessor, Matthew Binney, Jr.; second assistant assessor, James McNulty.

*District 7.* — That part of Ward 6 lying southerly and easterly of a line beginning at the junction of School and Washington streets; thence through the centre lines of Washington, Hanover, and Richmond streets, Atlantic and Eastern avenues to the Harbor Commissioners' line. First assistant assessor, Joseph D. Dilworth; second assistant assessor, Bernard J. McGowan.

*District 8.* — That part of Ward 6 lying southerly and westerly of a line beginning at the junction of Traverse and Beverly streets; thence by the centre lines of Beverly, Cooper, Salem, Parmenter, Hanover, and Washington streets to the boundary line of Ward 7. First assistant assessor, Edwin R. Spinney; second assistant assessor, Edward A. Rogan.

*District 9.* — That part of Ward 7 lying northerly and easterly of a line beginning at Broadway bridge; thence by the centre lines of Broadway Extension, Albany, Kingston, Summer, and Otis streets, Winthrop square, and Devonshire street to the



boundary line of Ward 6. First assistant assessor, Nathan P. Ryder; second assistant assessor, Daniel J. Falvey.

*District 10.* — That part of Ward 7 lying northerly and westerly of a line beginning at the junction of Pleasant and Eliot streets; thence by the centre lines of Eliot, Kneeland, Harrison avenue, Beach, Kingston, and Otis streets, Winthrop square, and Devonshire street to the boundary line of Ward 6. First assistant assessor, Charles B. Hunting; second assistant assessor, Alexander P. Brown.

*District 11.* — That part of Ward 7 lying southerly of a line beginning at the junction of Pleasant street and Eliot street; thence by the centre lines of Eliot, Kneeland, Harrison avenue, Beach to Albany street; thence by the centre line of Albany street to the boundary line of Ward 9. First assistant assessor, Henry J. Ireland; second assistant assessor, Harold S. Eagles.

*District 12.* — That part of Ward 8 lying northerly and easterly of a line beginning at Craigie's bridge; thence by the centre lines of Leverett, Green, Chambers, and Cambridge streets to the boundary line of Ward 6. First assistant assessor, George W. Carr; second assistant assessor, Hyman Weinberg.

*District 13.* — That part of Ward 8 lying southerly and westerly of a line beginning at Craigie's bridge; thence by the centre lines of Leverett, Green, Chambers, and Cambridge streets to the boundary line of Ward 6. First assistant assessor, William H. Cuddy; second assistant assessor, Michael J. Toumey.

*District 14.* — That part of Ward 9 lying northeasterly of a line beginning at the intersection of Tremont and Dwight streets; thence by the centre line of Dwight, Groton, Washington, Dover, Fay, Harrison avenue, Bristol, and Albany streets to the boundary line of Ward 12. First assistant assessor, John J. Gartland; second assistant assessor, Frederick A. H. Bennett.

*District 15.* — That part of Ward 9 lying southwesterly of a line beginning at the intersection of Tremont and Dwight streets; thence by the centre lines of Dwight, Groton, Washington, Dover, Fay, Harrison avenue, Bristol and Albany streets to the boundary line of Ward 12. First assistant assessor, James F. Morgan; second assistant assessor, Terence F. Feely.

*District 16.* — That part of Ward 10 lying southerly and easterly of the centre line of location of the Providence division of the New York, New Haven & Hartford railroad, and the location extended to Stanhope street, thence by the centre line of Stanhope street and the centre line of Berkeley street to the boundary line of Ward 11. First assistant assessor, Charles J. Dowd; second assistant assessor, Francis J. Tighe.



*District 17.* — That part of Ward 10 lying northerly and westerly of the centre line of location of the Providence division of the New York, New Haven & Hartford railroad, and the location extended to Stanhope street, thence by the centre line of Stanhope street and the centre line of Berkeley street to the boundary line of Ward 11. First assistant assessor, David Greer; second assistant assessor, John J. Devlin.

*District 18* — That part of Ward 11 lying easterly of a line beginning at the Charles river; thence by the centre line of Clarendon street to the boundary line of Ward 10. First assistant assessor, James I. Moore; second assistant assessor, Joseph A. Neal.

*District 19.* — That part of Ward 11 lying westerly of a line beginning at the Charles river; thence by the centre line of Clarendon street to the boundary line of Ward 10. First assistant assessor, William H. Allen; second assistant assessor, Patrick D. Callahan.

*District 20.* — The whole of Ward 12. First assistant assessor, Timothy W. Murphy; second assistant assessor, Daniel Macdonald.

*District 21.* — That part of Ward 13 lying southerly and westerly of a line beginning at the intersection of Fort Point channel and Dorchester avenue; thence by the centre lines of Dorchester avenue, West First, C, West Seventh, and D streets to the boundary line of Ward 15. First assistant assessor, John H. Giblin; second assistant assessor, Charles H. Turner.

*District 22.* — That part of Ward 13 lying northerly and easterly of a line beginning at the intersection of Fort Point channel and Dorchester avenue; thence by the centre lines of Dorchester avenue, West First, C, West Seventh and D streets to the boundary line of Ward 15. First assistant assessor, Roger H. Scannell; second assistant assessor, Joseph F. Ripp.

*District 23.* — The whole of Ward 14. First assistant assessor, John C. Cook; second assistant assessor, James E. Brown.

*District 24.* — The whole of Ward 15. First assistant assessor, Charles O. Burrill; second assistant assessor, John H. Hout.

*District 25.* — That part of Ward 16 lying northerly and easterly of the centre lines of Norfolk and Cottage streets. First assistant assessor, William B. Smart; second assistant assessor, Simon C. Weil.

*District 26.* — That part of Ward 16 lying southerly and westerly of the centre lines of Norfolk and Cottage streets. First assistant assessor, A. Glendon Dyar; second assistant assessor, John S. McDonough.

*District 27.* — The whole of Ward 17. First assistant assessor, Thomas H. Bond; second assistant assessor, William A. Crenney.

*District 28.* — The whole of Ward 18. First assistant assessor, Joseph T. Lyons; second assistant assessor, John P. Geishecker.

*District 29.* — That part of Ward 19 lying northerly and westerly of a line beginning at the boundary line between Boston and Brookline; thence by the centre lines of Huntington avenue, Tremont street, and the centre line of the location of the Providence division of the New York, New Haven & Hartford railroad to Prentiss street. First assistant assessor, James P. Fox; second assistant assessor, John J. Sullivan.

*District 30.* — That part of Ward 19 lying southerly and easterly of a line beginning at the boundary line between Boston and Brookline; thence by the centre lines of Huntington avenue and Tremont street and the centre line of the location of the Providence division of the New York, New Haven & Hartford railroad to Prentiss street. First assistant assessor, Richard F. Hogan; second assistant assessor, George W. Crocker.

*District 31.* — That part of Ward 20 lying northerly and easterly of a line beginning on the boundary line of Ward 16, at the junction of Quincy street and the Midland division of the New York, New Haven & Hartford railroad; thence by the centre line of said railroad, and the centre lines of Washington, Bowdoin, Topliff, Longfellow, Draper, Robinson, Adams, Ellet streets and Dorchester avenue to the boundary line of Ward 24. First assistant assessor, George C. Bowden; second assistant assessor, Bartholomew F. Roach.

*District 32.* — That part of Ward 20 lying southerly and westerly of a line beginning on the boundary line of Ward 16 at the junction of Quincy street and the Midland division of the New York, New Haven & Hartford railroad; thence by the centre line of said railroad, and the centre lines of Washington, Bowdoin, Topliff, Longfellow, Draper, Robinson, Adams, Ellet streets and Dorchester avenue to the boundary line of Ward 24. First assistant assessor, Joseph T. Preston; second assistant assessor, Edward F. Blake.

*District 33.* — That part of Ward 21 lying northerly of a line beginning at the junction of Washington and Valentine streets; thence by the centre lines of Washington, Dale, Warren and Savin streets to the boundary line of Ward 16. First assistant assessor, Alonzo F. Andrews; second assistant assessor, Louis Burkhardt.

*District 34.* — That part of Ward 21 lying southerly of a line beginning at the junction of Washington and Valentine streets; thence through Washington, Dale, Warren and Savin streets to



the boundary line of Ward 16. First assistant assessor, John H. Griggs; second assistant assessor, Harry C. Byrne.

*District 35.* — That part of Ward 22 lying northerly and easterly of a line beginning at the junction of Day street and Grotto Glen; thence by the centre lines of Day and Centre streets and the centre line of location of the Providence division of the New York, New Haven & Hartford railroad to Green street, the boundary line of Ward 23. First assistant assessor, John E. Heslan; second assistant assessor, Walter E. Merriam.

*District 36.* — That part of Ward 22 lying southerly and westerly of a line beginning at the junction of Day street and Grotto Glen; thence by the centre lines of Day and Centre streets and the centre line of location of the Providence division of the New York, New Haven & Hartford railroad to Green street, the boundary line of Ward 23. First assistant assessor, Frank S. Pratt; second assistant assessor, William Doonan.

*District 37.* — That part of Ward 23 lying northerly and easterly of a line beginning at the boundary line between Boston and Newton; thence by the centre lines of Baker, Gardner and Spring streets; the centre line of location of the West Roxbury branch, Providence division of the New York, New Haven & Hartford railroad, and the centre line of location of the Providence division of the New York, New Haven & Hartford railroad to Green street. First assistant assessor, Edward P. Butler; second assistant assessor, James F. Dowling.

*District 38.* — That part of Ward 23 lying southerly and easterly of a line beginning at the boundary line between Boston and Hyde Park; thence by the centre lines of Metropolitan avenue, Kittredge and Norfolk streets and Dudley avenue, and the centre line of location of the West Roxbury branch, Providence division of the New York, New Haven & Hartford railroad, and the centre line of location of the Providence division of the New York, New Haven & Hartford railroad to Green street. First assistant assessor, Dennis F. Brennan; second assistant assessor, George Uriot.

*District 39.* — That part of Ward 23 lying southerly and westerly of a line beginning at the boundary line between Newton and Boston; thence by the centre lines of Baker, Gardner and Spring streets, the centre line of location of the West Roxbury Branch, Providence division of the New York, New Haven & Hartford railroad, the centre lines of Dudley avenue, Norfolk and Kittredge streets and Metropolitan avenue to the boundary line of Hyde Park. First assistant assessor, Michael F. Dolan; second assistant assessor, Clinton B. Duryea.

*District 40.* — That part of Ward 24 lying northerly and easterly of a line beginning at the junction of Dorchester avenue and Greenwich street; thence by the centre lines of Dorchester avenue, Ashmont, Carruth, New Minot, Adams and Granite



streets to the ward line in Neponset river, the boundary line of Milton. First assistant assessor, Daniel A. Downey; second assistant assessor, Albert W. Huebener.

*District 41.* — That part of Ward 24 lying within the following-described lines: Beginning at the boundary line between Boston and Milton; thence by the centre lines of Washington, Morton, Corbett, Norfolk and Centre streets, Centre and Dorchester avenues, Ashmont, Carruth, New Minot, Adams and Granite streets to the boundary line between Boston and Milton; thence by said boundary line to the point of beginning. First assistant assessor, Timothy J. Murphy; second assistant assessor, William E. Harvey.

*District 42.* — That part of Ward 24 lying southerly and westerly of a line beginning at the junction of Talbot avenue and Norfolk street; thence by the centre lines of Norfolk, Corbett, Morton and Washington streets to the boundary lines between Boston and Milton. First assistant assessor, William N. Goodwin; second assistant assessor, Michael C. Broughal.

*District 43.* — That part of Ward 25 lying northerly and easterly of a line beginning at the boundary line between Boston and Watertown; thence by the centre lines of North Beacon, Parsons, Washington and Cambridge streets to Charles river, the boundary line between Boston and Cambridge. First assistant assessor, Benjamin M. Fiske; second assistant assessor, Patrick F. Carley.

*District 44.* — That part of Ward 25 lying southerly and westerly of a line beginning at the boundary line between Cambridge and Boston; thence by the centre lines of Cambridge, Washington, Parsons and North Beacon streets to Charles river, the boundary line between Boston and Watertown. First assistant assessor, George W. Warren; second assistant assessor, J. Harris Aubin.

TABLE A.

WARDS.	Total Polls.	Poll-tax Payers Owning Property.	Residents on Property. Individuals.	Non-residents on Property. Individuals.	Resident Firms, Trustees, all others, on Property.	Non-resident Firms, Trus- tees, all others, on Property.	Total Number Persons Assessed on Property.
1.....	7,064	892	2,179	275	194	44	2,692
2.....	6,379	610	1,274	146	340	19	1,779
3.....	4,337	347	816	136	170	23	1,145
4.....	3,898	322	818	245	228	38	1,329
5.....	4,191	251	570	80	277	24	951
6.....	10,037	358	1,340	90	2,410	95	3,935
7.....	5,929	149	367	745	2,234	73	3,419
8.....	9,626	831	997	93	417	45	1,552
9.....	9,040	263	747	100	359	24	1,230
10.....	8,279	576	1,262	207	249	38	1,756
11.. ..	6,587	1,641	4,390	1,620	297	130	6,437
12.....	7,478	455	1,326	145	271	20	1,762
13.....	6,968	360	850	52	380	10	1,292
14.....	6,618	552	1,172	96	220	20	1,508
15.....	5,636	473	1,350	78	137	5	1,570
16.....	6,231	704	1,660	109	458	15	2,242
17.....	6,923	399	1,265	127	91	4	1,487
18.....	6,932	392	901	305	93	21	1,320
19.....	7,886	679	1,895	135	92	5	2,127
20.....	11,233	1,938	4,378	293	649	43	5,363
21.....	7,630	1,039	2,335	252	520	28	3,135
22.....	8,083	935	2,243	81	244	15	2,583
23.....	6,812	1,621	3,629	378	797	35	4,839
24.....	8,594	1,298	3,304	292	697	54	4,347
25.....	6,514	873	1,888	318	374	34	2,614
Totals.....	178,905	17,958	42,956	6,395	12,198	862	62,414

TABLE B.  
Population and Valuation of Boston for Twenty Years.

Valuation and Rate.					Gain or Loss as Compared with Preceding Year.						
YEAR.	Real Estate.	Personal Estate.	Total Valuation.	Rate Tax per \$1,000.	REAL ESTATE.		PERSONAL ESTATE.		TOTAL.		YEAR.
					Increase.	Decrease.	Increase.	Decrease.	Increase.	Decrease.	
1884.....	\$488,130,600	\$194,526,058	\$682,656,658	\$17 00	\$9,811,700	.....	.....	\$9,587,713	\$223,987	.....	.....1884
1885.....	495,973,400	189,605,672	685,579,072	12 80	7,842,800	.....	.....	4,920,386	2,922,414	.....	.....1885
1886.....	517,503,275	193,118,060	710,621,335	12 70	21,529,875	.....	\$3,512,388	.....	25,042,263	.....	.....1886
1887.....	547,171,175	200,471,342	747,642,517	13 40	29,667,900	.....	7,353,282	.....	37,021,182	.....	.....1887
1888.....	563,013,275	201,439,273	764,452,548	13 40	15,842,100	.....	967,931	.....	16,810,031	.....	.....1888
1889.....	593,799,975	201,633,769	795,433,744	12 90	30,786,700	.....	194,496	.....	30,981,196	.....	.....1889
1890.....	619,990,275	202,051,525	822,041,800	13 30	26,190,300	.....	417,756	.....	26,608,056	.....	.....1890
1891.....	650,238,375	204,831,040	855,069,415	12 60	30,248,100	.....	2,779,515	.....	33,027,615	.....	.....1891
1892.....	680,279,875	213,695,829	893,975,704	12 90	30,041,500	.....	8,864,788	.....	38,906,288	.....	.....1892
1893.....	707,762,275	216,331,476	924,093,751	12 80	27,482,400	.....	2,635,648	.....	30,118,048	.....	.....1893
1894.....	723,743,850	204,365,192	928,109,042	12 80	15,981,575	.....	.....	10,974,880	4,015,291	.....	.....1894
1895.....	744,751,050	206,616,878	951,367,928	12 80	21,007,200	.....	2,251,686	.....	23,258,886	.....	.....1895
1896.....	770,261,700	211,008,213	981,269,914	12 90	25,510,650	.....	4,391,335	.....	29,902,005	.....	.....1896
1897.....	803,860,550	208,721,659	1,012,582,209	13 00	33,598,850	.....	.....	2,286,554	31,312,296	.....	.....1897



1898.....	830,233,900	205,865,518	1,036,099,418	13 60	26,373,350	.....	.....	2,856,141	23,517,209	.....	.....1898
1899.....	866,809,700	222,926,552	1,089,736,252	13 10	36,575,800	.....	17,061,034	.....	53,636,834	.....	.....1899
1900.....	902,490,700	226,685,132	1,129,175,832	14 70	35,681,000	.....	3,758,580	.....	39,439,580	.....	.....1900
1901.....	925,637,500	227,468,334	1,152,505,834	14 90	22,546,800	.....	236,402	.....	22,783,202	.....	.....1901
1902.....	957,496,900	233,777,716	1,191,274,616	14 80	32,459,400	.....	6,309,382	.....	38,768,782	.....	.....1902
1903.....	985,560,300	234,897,023	1,220,457,323	14 80	28,063,400	.....	1,119,307	.....	29,182,707	.....	.....1903

Population.

State census .....	1875,	341,919	State census .....	1885,	390,393	State census .....	1895,	496,920
United States census .....	1880,	362,839	United States census .....	1890,	448,477	United States census .....	1900,	560,892

TABLE C.

WARDS.	Single Poll Bills.	Property Bills.	Total Bills.	Number of Items Real Estate.	Number of Items Personal Estate.	Total Items.
1 .....	6,172	2,821	8,993	4,855	308	5,163
2 .....	5,769	2,111	7,880	2,259	245	2,504
3 .....	3,990	1,216	5,206	1,514	188	1,702
4 .....	3,576	1,446	5,022	1,968	254	2,222
5 .....	3,940	1,030	4,970	1,236	286	1,522
6 .....	9,679	3,820	13,499	2,606	2,203	4,809
7 .....	5,780	4,109	9,889	2,785	2,647	5,432
8 .....	8,795	2,775	11,570	3,273	691	3,964
9 .....	8,777	1,807	10,584	2,102	419	2,521
10 .....	7,703	2,353	10,056	2,766	704	3,470
11 .....	4,946	4,907	9,853	3,841	2,865	6,706
12 .....	7,023	2,179	9,202	2,352	470	2,822
13 .....	6,608	1,740	8,348	2,482	255	2,737
14 .....	6,066	1,893	7,959	2,657	237	2,894
15 .....	5,163	1,875	7,038	2,627	280	2,907
16 .....	5,527	2,347	7,874	3,306	432	3,738
17 .....	6,524	1,987	8,511	2,809	285	3,094
18 .....	6,540	1,992	8,532	2,324	249	2,573
19 .....	7,207	2,337	9,544	3,257	353	3,610
20 .....	9,295	5,820	15,115	7,445	1,038	8,483
21 .....	6,591	3,499	10,090	3,790	940	4,730
22 .....	7,148	2,870	10,018	3,779	647	4,426
23 .....	5,191	5,658	10,849	10,889	686	11,575
24 .....	7,296	4,913	12,209	8,254	649	8,903
25 .....	5,641	2,969	8,610	4,912	629	5,541
Totals.....	160,947	70,474	231,421	90,088	17,960	108,048

TABLE D.

**Valuation of Real Estate and Machinery Assessed to Massachusetts Corporations, 1882 to 1903, Inclusive.**

						Real Estate.	Machinery.	Total. •
In 1882,	175 corporations were assessed as follows,					\$45,754,600	\$3,275,300	\$49,029,900
1883,	198	“	“	“	“	46,727,300	4,421,100	51,148,400
1884,	215	“	“	“	“	47,866,200	4,795,900	52,662,100
1885,	228	“	“	“	“	48,556,800	5,249,000	53,805,800
1886,	226	“	“	“	“	50,003,400	5,505,300	55,508,700
1887,	225	“	“	“	“	52,633,600	5,254,000	57,887,600
1888,	228	“	“	“	“	53,358,300	5,941,900	59,300,200
1889,	225	“	“	“	“	59,538,900	5,860,100	65,399,000
1890,	235	“	“	“	“	64,358,300	6,128,200	70,486,500
1891,	235	“	“	“	“	69,634,000	5,864,800	75,498,800
1892,	236	“	“	“	“	71,906,800	6,421,100	78,327,900
1893,	251	“	“	“	“	74,882,200	7,259,100	82,141,300
1894,	269	“	“	“	“	80,571,000	8,101,500	88,672,500
1895,	279	“	“	“	“	82,453,650	9,017,000	91,470,650
1896,	287	“	“	“	“	83,740,200	11,514,200	95,254,400
1897,	279	“	“	“	“	85,338,350	12,344,600	97,682,950
1898,	298	“	“	“	“	98,996,500	12,489,000	111,485,500
1899,	310	“	“	“	“	110,661,487	13,089,300	123,750,787
1900,	325	“	“	“	“	115,615,125	16,768,600	132,383,725
1901,	345	“	“	“	“	120,739,125	17,440,300	138,179,425
1902,	343	“	“	“	“	128,515,575	19,674,700	148,190,275
1903,	347	“	“	“	“	135,989,441	20,725,100	156,714,541



TABLE E.

Statement showing the Assessors' Valuation of the Real and Personal Property in the City of Boston, as of the first day of May, for Thirty-five years, 1868 to 1903, inclusive. Also the Amount and Rate per cent. of Increase and Decrease in each period of Ten Years.

YEARS.	Valuation First Term.	Valuation Second Term.	Amount of Increase in the ten years.	Amount of Decrease in the ten years.	Rate per cent. Increase or Decrease in ten years.
1869 and 1879. ....	\$549,511,600	\$613,322,691	\$63,811,091	.....	11.61
1870 and 1880. ....	584,089,400	639,462,495	55,373,095	.....	9.48
1871 and 1881. ...	612,663,550	665,554,597	52,891,047	.....	8.63
1872 and 1882. ....	682,724,300	672,497,962	.....	\$10,226,339	1.50
1873 and 1883. ....	693,831,400	682,432,671	.....	11,398,729	1.64
1874 and 1884. ....	798,755,050	682,656,657	.....	116,098,393	14.53
1875 and 1885. ....	793,961,895	685,579,072	.....	108,382,823	13.62
1876 and 1886. ....	748,996,210	710,621,360	.....	38,374,850	5.12
1877 and 1887. ....	686,840,586	747,642,517	60,801,931	.....	8.85
1878 and 1888. ....	630,446,866	764,452,548	134,005,682	.....	21.25
1879 and 1889. ....	613,322,691	795,433,744	182,111,053	.....	29.69
1880 and 1890. ....	639,462,495	822,041,800	182,579,305	.....	28.55
1881 and 1891. ....	665,554,597	855,069,415	189,514,818	.....	28.47
1882 and 1892. ....	672,497,962	893,975,704	221,477,742	.....	32.93
1883 and 1893. ....	682,432,671	924,093,751	241,661,080	.....	35.41
1884 and 1894. ....	682,696,657	928,109,042	245,452,447	.....	35.95
1885 and 1895. ....	685,579,072	951,367,928	265,788,856	.....	38.76
1886 and 1896. ....	710,621,335	981,269,914	270,648,579	.....	38.08
1887 and 1897. ....	747,642,517	1,012,582,209	264,939,692	.....	35.44
1888 and 1898. ....	764,452,548	1,036,099,418	271,646,870	.....	35.53
1889 and 1899. ....	795,433,744	1,089,736,252	294,302,508	.....	37.00
1890 and 1900. ....	822,041,800	1,129,175,832	307,134,032	.....	37.36
1891 and 1901. ....	855,069,415	1,152,505,834	297,436,419	.....	34.78
1892 and 1902. ....	893,975,704	1,191,274,616	297,298,912	.....	33.25
1893 and 1903. ....	924,093,751	1,220,457,323	296,363,572	.....	32.07

The city of Roxbury, with a valuation of \$26,551,700, united with Boston, 1867, its valuation first taking effect as a part of Boston in 1868.

The town of Dorchester, with a valuation of \$20,315,700, united with Boston in 1869, its valuation first taking effect as a part of Boston in 1870.

The city of Charlestown, with a valuation of \$35,289,682, the town of West Roxbury, with \$22,148,600 valuation, and the town of Brighton, with a valuation of \$14,548,531, annexed to Boston in 1873, their united valuation taking effect in 1874 as part of the City of Boston.

TABLE F.

## Amount and Rate of Taxation for Twenty Years.

The several amounts are those of the warrants of State, County and City authorities to the Assessors. For detail, see pages 2, 3 and 4.

The warrant to the Collector determines the rate of taxation, for amount of which see pages 2, 3 and 4.

YEAR.	State Tax.	County Tax.	City Tax.	Total Tax.	Rate per \$1,000.			Total.
					State.	County.	City.	
1884...	\$770,740	\$301,600	\$10,216,029	\$11,288,369	\$1 00	\$0 29	\$15 71	\$17 00
1885...	578,055	301,300	7,814,092	8,693,747	0 71	0 27	11 82	12 80
1886...	555,870	386,568	7,897,240	8,839,678	0 65	0 40	11 65	12 70
1887...	833,805	526,735	8,527,559	9,888,099	1 00	0 57	11 83	13 40
1888...	833,805	668,444	8,520,783	10,023,032	0 97	0 74	11 69	13 40
1889...	<sup>1</sup> 759,518	738,191	8,578,960	10,076,669	0 83	0 80	11 27	12 90
1890...	673,824	799,294	9,220,280	10,693,398	0 69	0 85	11 76	13 30
1891...	581,571	614,549	9,549,491	10,745,611	0 53	0 57	11 50	12 60
1892...	680,744	804,294	9,881,451	11,366,489	0 63	0 77	11 50	12 90
1893...	964,336	808,377	9,900,660	11,673,373	0 92	0 75	11 13	12 80
1894...	811,337	867,396	10,034,358	11,713, 091	0 75	0 81	11 24	12 80
1895...	652,490	924,725	10,489,653	12,066,868	0 55	0 85	11 40	12 80
1896...	702,379	942,879	10,837,292	12,482,550	0 58	0 84	11 48	12 90
1897...	870,442	1,135,836	10,975,360	12,981,638	0 73	1 00	11 27	13 00
1898...	703,168	1,221,567	12,032,223	13,956 958	0 54	1 06	12 00	13 60
1899...	738,309	1,173,149	12,224,993	14,136,451	0 55	0 95	11 60	13 10
1900...	831,740	1,189,144	14,137,026	16,157,910	0 61	0 95	13 14	14 70
1901...	972,376	1,204,093	14,992,820	17,169,290	0 70	0 90	13 30	14 90
1902...	1,399,771.18	1,200,000	14,779,373.44	17,379,144.62	1 07	0 89	12 84	14 80
1903...	1,608,669.53	1,187,468	15,108,643.75	17,904,781.28	1 21	0 86	12 73	14 80

<sup>1</sup> The amount of the State Tax for the year 1889, and of those following, includes the special assessments for Armories, Metropolitan Sewers and the abolition of Grade Crossings, with the exception of 1896 sewerage assessment, which appears in 1897.

TABLE G.  
Recapitulation of Approximate Value of the Dwelling-Houses  
(Including Hotels) in Boston, May 1, 1903.

VALUE.	No. of Houses.	Hotels.	Family Hotels.
Value less than \$1,000.....	2,291		
" \$1,000 and less than \$2,000	7,862		
" 2,000 " " 3,000	10,751		
" 3,000 " " 4,000	10,791		
" 4,000 " " 5,000	8,789		9
" 5,000 " " 6,000	6,440		12
" 6,000 " " 7,000	4,555		18
" 7,000 " " 8,000	3,014	1	19
" 8,000 " " 9,000	2,190	2	16
" 9,000 " " 10,000	1,636		24
" 10,000 " " 11,000	1,183		26
" 11,000 " " 12,000	878		15
" 12,000 " " 13,000	655		25
" 13,000 " " 14,000	564		11
" 14,000 " " 15,000	435		11
" 15,000 " " 16,000	366		24
" 16,000 " " 17,000	336	1	11
" 17,000 " " 18,000	302	1	13
" 18,000 " " 19,000	261	1	13
" 19,000 " " 20,000	249	1	12
" 20,000 " " 21,000	203		23
" 21,000 " " 22,000	172	1	17
" 22,000 " " 23,000	148		14
" 23,000 " " 24,000	132	1	9
" 24,000 " " 25,000	130	1	8
" 25,000 " " 26,000	131	2	8
" 26,000 " " 27,000	96	1	11
" 27,000 " " 28,000	112		8
" 28,000 " " 29,000	90		7
" 29,000 " " 30,000	82	1	10
" 30,000 " " 31,000	86		8
" 31,000 " " 32,000	66	2	8
" 32,000 " " 33,000	56		4
" 33,000 " " 34,000	54		4
" 34,000 " " 35,000	60		7
" 35,000 " " 36,000	66	1	10
" 36,000 " " 37,000	47		7
" 37,000 " " 38,000	32	1	5
" 38,000 " " 39,000	43		5
" 39,000 " " 40,000	42	1	1
" 40,000 " " 41,000	44		5
" 41,000 " " 42,000	40		6
" 42,000 " " 43,000	26	1	4
" 43,000 " " 44,000	31		2
" 44,000 " " 45,000	24		3
" 45,000 " " 46,000	27		5
" 46,000 " " 47,000	30	1	4
" 47,000 " " 48,000	20		2
" 48,000 " " 49,000	13	1	2
" 49,000 " " 50,000	24		3
" 50,000 " " 51,000	18	1	6
" 51,000 " " 52,000	26		1
" 52,000 " " 53,000	24	1	2
" 53,000 " " 54,000	13		1
" 54,000 " " 55,000	15		4
" 55,000 " " 56,000	23	1	2
" 56,000 " " 57,000	11	3	2
" 57,000 " " 58,000	11		2
" 58,000 " " 59,000	16		2
" 59,000 " " 60,000	22	1	1
" 60,000 " " 61,000	6	1	3
" 61,000 " " 62,000	10	2	2
" 62,000 " " 63,000	8	1	3
" 63,000 " " 64,000	4	1	4
" 64,000 " " 65,000	7		1
" 65,000 " " 66,000	9		2
" 66,000 " " 67,000	7		3
Carried forward.....	65,905	34	510.....



RECAPITULATION OF APPROXIMATE VALUE OF THE DWELLING-HOUSES  
(INCLUDING HOTELS) IN BOSTON, MAY 1, 1903. — *Continued.*

VALUE.	No. of Houses.	Hotels.	Family Hotels.
<i>Brought forward</i> .....	65,905	34	510
Value \$67,000 and less than \$68,000	9		3
" 68,000 " " " 69,000	4	1	1
" 69,000 " " " 70,000	12		2
" 70,000 " " " 71,000	4		2
" 71,000 " " " 72,000	8		2
" 72,000 " " " 73,000	4		3
" 73,000 " " " 74,000	3	1	1
" 74,000 " " " 75,000	10	1	2
" 75,000 " " " 76,000	3		3
" 76,000 " " " 77,000			2
" 77,000 " " " 78,000	5		2
" 78,000 " " " 79,000	4		1
" 79,000 " " " 80,000		1	1
" 80,000 " " " 81,000	8	1	4
" 81,000 " " " 82,000			2
" 82,000 " " " 83,000	4		2
" 83,000 " " " 84,000	4		1
" 84,000 " " " 85,000	1		4
" 85,000 " " " 86,000	4		3
" 86,000 " " " 87,000	3		
" 87,000 " " " 88,000	2		
" 88,000 " " " 89,000	6	1	3
" 89,000 " " " 90,000			
" 90,000 " " " 91,000	6	1	5
" 91,000 " " " 92,000	1		2
" 92,000 " " " 93,000	2		
" 93,000 " " " 94,000			
" 94,000 " " " 95,000			
" 95,000 " " " 96,000	1		1
" 96,000 " " " 97,000	2	1	
" 97,000 " " " 98,000		1	
" 98,000 " " " 99,000	1		1
" 99,000 " " " 100,000	1		
" 100,000 " " " 101,000	6	1	2
" 101,000 " " " 102,000	1	1	
" 102,000 " " " 103,000			
" 103,000 " " " 104,000	1		
" 104,000 " " " 105,000	1		
" 105,000 " " " 106,000	3	1	3
" 106,000 " " " 107,000		1	
" 107,000 " " " 108,000			
" 108,000 " " " 109,000	3		
" 109,000 " " " 110,000			
" 110,000 " " " 111,000	3		
" 111,000 " " " 112,000			1
" 112,000 " " " 113,000		1	
" 113,000 " " " 114,000			
" 114,000 " " " 115,000	2		
" 115,000 " " " 116,000	2		1
" 116,000 " " " 117,000		1	1
" 117,000 " " " 118,000	1	1	
" 118,000 " " " 119,000			
" 119,000 " " " 120,000			1
" 120,000 " " " 121,000	5		2
" 121,000 " " " 122,000			
" 122,000 " " " 123,000			
" 123,000 " " " 124,000			
" 124,000 " " " 125,000		1	1
" 125,000 " " " 126,000			1
" 126,000 " " " 127,000			
" 127,000 " " " 128,000	1		1
" 128,000 " " " 129,000			
" 129,000 " " " 130,000			
" 130,000 " " " 131,000	1		
" 131,000 " " " 132,000			
" 132,000 " " " 133,000	1		1
" 133,000 " " " 134,000		1	
" 134,000 " " " 135,000			1
" 135,000 " " " 136,000	2		1
" 136,000 " " " 137,000			
<i>Carried forward</i> .....	66,050	52	580

RECAPITULATION OF APPROXIMATE VALUE OF THE DWELLING-HOUSES  
(INCLUDING HOTELS) IN BOSTON, MAY 1, 1903. — *Continued.*

VALUE.	No. of Houses.	Hotels.	Family Hotels.
<i>Brought forward</i> .....	66,050	52	580
Value, \$137,000 and less than \$138,000			
“ 138,000 “ “ “ 139,000			1
“ 139,000 “ “ “ 140,000			
“ 140,000 “ “ “ 141,000	1		2
“ 141,000 “ “ “ 142,000			
“ 142,000 “ “ “ 143,000	1		
“ 143,000 “ “ “ 144,000			
“ 144,000 “ “ “ 145,000			
“ 145,000 “ “ “ 146,000	1		
“ 146,000 “ “ “ 147,000	1	1	
“ 147,000 “ “ “ 148,000			
“ 148,000 “ “ “ 149,000			
“ 149,000 “ “ “ 150,000	1		
“ 150,000 “ “ “ 151,000	2		1
“ 151,000 “ “ “ 152,000			
“ 152,000 “ “ “ 153,000	1		
“ 153,000 “ “ “ 154,000	1	1	
“ 154,000 “ “ “ 155,000			
“ 155,000 “ “ “ 156,000			
“ 156,000 “ “ “ 157,000	1		1
“ 157,000 “ “ “ 158,000			
“ 158,000 “ “ “ 159,000			
“ 159,000 “ “ “ 160,000			
“ 160,000 “ “ “ 161,000	1		1
“ 161,000 “ “ “ 162,000			
“ 162,000 “ “ “ 163,000			
“ 163,000 “ “ “ 164,000			1
“ 164,000 “ “ “ 165,000			
“ 165,000 “ “ “ 166,000			
“ 166,000 “ “ “ 167,000			1
“ 167,000 “ “ “ 168,000			
“ 168,000 “ “ “ 169,000			
“ 169,000 “ “ “ 170,000			
“ 170,000 “ “ “ 171,000			
“ 171,000 “ “ “ 172,000			1
“ 172,000 “ “ “ 173,000			
“ 173,000 “ “ “ 174,000			
“ 174,000 “ “ “ 175,000			
“ 175,000 “ “ “ 176,000			1
“ 177,000 “ “ “ 178,000			
“ 178,000 “ “ “ 179,000			1
“ 180,000 “ “ “ 181,000	2		1
“ 182,000 “ “ “ 183,000		1	1
“ 190,000 “ “ “ 191,000			1
“ 194,000 “ “ “ 195,000	1		
“ 196,000 “ “ “ 197,000	2		
“ 197,000 “ “ “ 198,000			1
355 Commonwealth ave..... 200,000	1		3 { Hamilton. Waverley House. 755 Boylston st.
201,000			1 Hotel Abbottsford.
208,000		1	Hotel Plaza.
215,000			1 Haddon Hall.
216,000		1	Hotel Bowdoin.
12 Arlington st..... 220,000	1		
226,500		1	Carleton Hotel.
230,000			1 Hotel Ludlow.
217 Commonwealth ave..... 232,000	1		
233,000		1	Hotel Tuileries.
306 Dartmouth st..... 235,000	1		1 Hotel Cluny.
240,000			1 366 Commonwealth ave.
Fenway..... 245,900	1		
249,000			1 Hotel Empire.
314 Commonwealth ave..... 250,000	1	1	2 { Hotel Langham. Beacon Chambers. Mass. Chambers.
254,000		1	Brigham’s Hotel.
255,000		1	Boston Tavern.
257,000		1	Bowdoin Square Hotel.
264,900			1 Technology Chambers.
<i>Carried forward</i> .....	66,072	63	607

RECAPITULATION OF APPROXIMATE VALUE OF THE DWELLING-HOUSES  
(INCLUDING HOTELS) IN BOSTON, MAY 1, 1903. — *Concluded.*

VALUE.	No. of Houses.	Hotels.	Family Hotels.
<i>Brought forward</i> .....	66,072	63	607
280,000		1	Hotel Nottingham.
282,000		1	Clark's Hotel.
287,500		1	Hotel Ilkley.
290,000		1	1 { Castle Square Hotel.
300,000			1 { 191 Commonwealth ave.
301,700		1	1 Hotel Cambridge.
310,000			New England House.
312,000		1	1 Hotel Bristol.
321,000		1	1 Hotel Tudor.
322,000		1	Hotel Rexford.
323,000		1	Hotel Oxford.
325,000		1	Hotel Cecil.
331,500			Hotel Victoria.
337,000			1 Hemenway Chambers.
343,500			1 Hotel Marlborough.
345,000		1	1 Hoffman House.
372,500		1	Revere House.
374,000		1	Copley Sq. Hotel.
375,000			Hotel Savoy.
417,000			1 Hotel Kensington.
428,000		1	1 Hotel Charlesgate.
467,000			American House.
550,000		1	1 Huntington Chambers.
			1 { Trinity Court.
590,000		1	1 { Hotel Buckminster.
618,000		1	Hotel Reynolds.
631,300		1	Hotel Thorndike.
635,000		1	Hotel Essex.
675,000		1	Hotel Berkeley.
682,000		1	Hotel Vendome.
705,500		1	Quincy House.
714,000		1	Crawford House.
716,000			United States Hotel.
734,000		1	1 Westminster Chambers.
746,000		1	Hotel Lenox.
875,000		1	Hotel Bellevue.
882,000		1	Hotel Brunswick.
1,000,000		1	Adams House.
1,393,000		1	Hotel Somerset.
1,465,000		1	Young's Hotel.
1,925,000		1	Parker House.
			Hotel Touraine.
Grand totals.....	66,072	92	620



Valuation of Land and Buildings by Wards in 1876 and 1895.

	1876			1895		
	Value land.	Value buildings.	Total value.	Value land.	Value buildings.	Total value.
Ward 1.....	\$3,608,775	\$3,663,125	\$7,271,900	\$4,432,050	\$6,649,200	\$11,081,250
Ward 2.....	4,986,700	4,582,400	9,569,100	4,840,550	5,530,150	10,370,700
Ward 3.....	3,260,500	2,860,800	6,121,300	4,029,400	3,804,900	7,834,300
Ward 4.....	5,000,600	3,143,500	8,144,100	5,842,800	4,204,400	10,051,200
Ward 5.....	6,692,700	3,979,800	10,672,500	6,748,800	5,304,700	12,053,500
Ward 6.....	28,889,800	12,822,400	41,712,200	34,151,700	15,889,300	51,041,000
Ward 7.....	20,464,600	9,695,200	30,159,800	26,263,000	11,361,900	37,624,900
Ward 8.....	4,874,600	4,112,000	8,986,600	5,272,100	4,930,500	10,202,600
Ward 9.....	9,543,100	9,450,100	18,993,200	8,928,000	8,253,600	17,181,600
Ward 10.....	56,836,600	25,731,600	82,568,200	102,216,700	30,150,300	132,367,000
Ward 11.....	23,839,400	23,437,600	47,277,000	49,602,100	43,305,400	92,907,500
Ward 12.....	34,600,200	17,739,400	52,339,600	39,776,800	22,546,600	62,323,400
Ward 13.....	8,174,800	5,192,600	13,367,400	9,201,500	6,462,300	15,663,800
Ward 14.....	5,688,200	6,067,500	11,755,700	4,984,800	8,839,900	13,824,700
Ward 15.....	3,884,600	3,684,100	7,568,700	3,418,900	4,794,900	8,213,800
Ward 16.....	8,765,300	6,680,600	15,445,900	9,008,200	7,654,200	16,662,400
Ward 17.....	9,079,300	10,163,200	19,242,500	7,693,400	10,822,000	18,515,400
Ward 18.....	8,403,000	12,658,600	21,061,600	8,048,700	11,896,800	19,945,500
Ward 19.....	7,636,900	5,528,300	13,165,200	7,315,000	6,810,200	14,125,200
Ward 20.....	10,577,700	5,941,100	16,518,800	8,710,900	12,531,200	21,242,100
Ward 21.....	12,602,900	8,293,000	20,895,900	12,670,400	17,555,700	30,226,100
Ward 22.....	11,382,800	4,171,300	15,554,100	26,825,100	13,763,400	40,588,500
Ward 23.....	11,755,500	6,067,200	17,822,700	15,383,400	14,758,900	30,142,300
Ward 24.....	12,737,400	7,752,100	20,489,500	17,221,300	24,142,400	41,363,700
Ward 25.....	6,847,400	2,607,000	9,454,400	11,109,300	8,089,300	19,198,600
Totals.....	\$320,133,375	\$206,024,525	\$526,157,900	\$433,694,900	\$311,056,150	\$744,751,050

The valuation for the year 1895 was made for the last time on old ward lines which had existed since 1876.

## Gains and Losses by Wards, 1876 and 1895.

	Land. Gain or Loss.	Buildings. Gain or Loss.	Total. Gain or Loss.
Ward 1 .....	\$823,275	\$2,986,075	\$3,809,350
Ward 2 .....	<sup>1</sup> 146,150	947,750	801,600
Ward 3 .....	768,900	944,100	1,713,000
Ward 4 .....	842,200	1,064,900	1,907,100
Ward 5 .....	56,100	1,324,900	1,381,000
Ward 6 .....	5,261,900	4,066,900	9,328,800
Ward 7 .....	5,798,400	1,666,700	7,465,100
Ward 8 .....	397,500	818,500	1,216,000
Ward 9 .....	<sup>1</sup> 615,100	<sup>1</sup> 1,196,500	<sup>1</sup> 1,811,600
Ward 10 .....	45,380,100	4,418,700	49,798,800
Ward 11 .....	25,762,700	19,867,800	45,630,500
Ward 12 .....	5,176,600	4,807,200	9,983,800
Ward 13 .....	1,026,700	1,269,700	2,296,400
Ward 14 .....	<sup>1</sup> 703,400	2,772,400	2,069,000
Ward 15 .....	<sup>1</sup> 465,700	1,110,800	645,100
Ward 16 .....	242,900	973,600	1,216,500
Ward 17 .....	<sup>1</sup> 1,385,900	658,800	<sup>1</sup> 727,100
Ward 18 .....	<sup>1</sup> 354,300	<sup>1</sup> 761,800	<sup>1</sup> 1,116,100
Ward 19 .....	<sup>1</sup> 321,900	1,281,900	960,000
Ward 20 .....	<sup>1</sup> 1,186,800	6,590,100	4,723,300
Ward 21 .....	67,500	9,262,700	9,330,200
Ward 22 .....	15,442,300	9,592,100	25,034,400
Ward 23 .....	3,627,900	8,691,700	12,319,600
Ward 24 .....	4,483,900	16,390,300	20,874,200
Ward 25 .....	4,261,900	5,482,300	9,744,200
Totals .....	\$113,561,525	\$105,031,625	\$218,593,150

<sup>1</sup> Loss.



TABLE H. — RECAPITULATION.  
Statistics of Wards 1 to 25, inclusive, May 1, 1903.

WARD.	Number of Dwelling Houses.	Number of Vacant Houses.	Value of Vacant Houses.	Hotels.	Family Hotels.	Houses Erecting.	Stores.	Miscel- laneous Buildings.	Horses.	Cows.	Feet of Land.	Feet of Vacant Land.	Value of Vacant Land.	Feet of Marsh and Flats.	Value of Marsh and Flats.
1.....	3,140	98	\$205,200	.....	.....	9	.....	242	525	.....	21,850,162	11,293,295	\$1,020,400	34,320,760	\$546,000
2.....	2,265	76	111,800	.....	.....	.....	7	379	393	58	10,004,997	629,119	138,500	6,903,273	2,335,000
3.....	1,661	40	111,500	.....	.....	.....	.....	191	499	.....	6,322,477	42,625	19,000	713,538	390,000
4.....	1,859	120	225,200	.....	.....	.....	.....	376	261	.....	8,400,195	341,353	134,600	1,853,957	103,800
5.....	1,256	52	179,000	.....	.....	.....	22	146	452	.....	4,699,486	146,004	128,600	544,979	744,700
6.....	1,522	29	208,700	.....	.....	.....	.....	24	901	.....	6,403,719	55,480	756,700	1,110,260	1,701,900
7.....	1,247	119	990,000	.....	.....	.....	1,454	77	1,709	.....	10,006,980	121,645	961,100	441,207	678,700
8.....	1,907	25	185,000	.....	.....	.....	87	288	47	.....	3,917,195	167,863	262,600	.....	.....
9.....	1,821	67	369,200	.....	.....	.....	10	181	796	.....	5,279,435	203,861	219,800	65,335	31,700
10.....	2,209	84	928,600	.....	.....	.....	20	127	487	10	9,882,704	1,851,617	4,600,900	.....	.....
11.....	3,057	126	1,770,000	.....	.....	.....	59	244	1,219	.....	14,926,480	5,027,661	11,378,200	600,000	12,000
12.....	2,350	133	882,900	.....	.....	.....	190	82	270	.....	4,770,826	121,717	165,800	.....	.....
13.....	2,250	121	248,100	.....	.....	.....	8	386	606	.....	15,390,179	1,879,001	1,897,900	1,065,757	115,700
14.....	2,488	79	149,300	.....	.....	.....	3	265	622	.....	10,792,520	1,541,520	450,400	4,041,272	138,800
15.....	2,386	119	299,500	.....	.....	.....	23	140	756	3	6,507,522	850,656	231,200	1,738,005	214,300
16.....	2,421	96	339,200	.....	.....	.....	25	170	404	6	14,435,156	5,059,222	1,300,900	4,376,050	285,300
17.....	2,624	67	216,300	.....	.....	.....	.....	171	571	.....	13,752,559	2,942,477	1,000,800	3,457,495	211,600
18.....	2,341	76	258,200	.....	.....	.....	204	192	190	.....	5,879,335	523,443	702,600	.....	.....
19.....	2,861	76	338,100	.....	.....	.....	11	209	837	2	20,605,529	10,505,248	5,393,600	12,670,311	160,200
20.....	5,371	159	775,400	.....	.....	.....	15	492	632	42	50,101,516	18,557,424	4,305,300	.....	.....
21.....	3,371	133	761,100	.....	.....	.....	30	38	255	.....	21,409,352	5,671,108	2,544,500	.....	.....
22.....	3,419	121	528,800	.....	.....	.....	81	127	577	30	24,246,798	9,399,602	2,909,500	.....	.....
23.....	3,914	175	691,700	.....	.....	.....	64	409	914	216	191,029,069	161,015,863	7,836,300	9,645,244	72,200
24.....	4,578	207	803,500	.....	.....	.....	49	764	825	118	97,962,037	64,076,474	6,081,900	3,703,602	100,300
25.....	3,754	196	918,300	.....	.....	.....	157	709	753	181	78,344,585	56,934,661	8,151,700	.....	.....
Total.....	66,072	2,594	\$12,494,600	92	620	195	3,690	6,429	15,501	666	656,920,813	358,960,939	\$62,592,800	87,251,045	\$7,842,200

PUBLIC PARKS.

Flats, piers, and similar structures are excluded from this Supplementary Table, which includes only the areas of available upland.	Acres.	Acres.	Acres.
Islands in the harbor owned by the City.	.....	.....	.....
Islands in the harbor owned by the United States.....	.....	.....	.....
United States Navy Yard (including timber docks).....	.....	.....	.....
Lands owned by the Commonwealth of Massachusetts.....	.....	.....	.....
Main Park System.....	.....	.....	.....
Franklin Field.....	.....	.....	.....
Marine Park System (Castle Island, owned by the U. S., not included).....	.....	.....	.....
Wood Island Park and Parkway.....	.....	.....	.....
Dorchester Park.....	.....	.....	.....
Neponset Playground.....	.....	.....	.....
Charlestown Playground.....	.....	.....	.....
North Brighton Playground.....	.....	.....	.....
Billings Field.....	.....	.....	.....
Charlesbank.....	.....	.....	.....
Town Field, Dorchester.....	.....	.....	.....
First-street Playground.....	.....	.....	.....
Charlestown Heights.....	.....	.....	.....
Mystic Playground.....	.....	.....	.....
North End and Fellows-street Play-grounds.....	.....	.....	.....
Boston Common.....	.....	.....	.....
Public Garden.....	.....	.....	.....
61 small parks in various parts of the city,	.....	.....	.....



## VALUATION OF PROPERTY.

Rate of Taxation and the Number of Polls, as shown in the Assessment of Taxes in the City of Boston from 1822 to 1903, both years inclusive.

YEAR.	Total Valuation.	Valuation Real Estate.	Valuation Personal Estate.	Rate of Taxation.	Ratable Polls.	Population.
1822.....	\$42,140,200	\$23,364,400	\$18,775,800	\$7.30	8,800	58,277
1823.....	44,896,800	25,367,000	19,529,800	7.00	9,855	
1824.....	49,843,800	27,303,800	22,540,000	8.50	10,897	
1825.....	52,442,600	30,992,000	21,450,600	7.00	11,660	
1826.....	59,449,200	34,203,000	25,246,200	7.00	12,602	
1827.....	65,858,400	36,061,400	29,797,000	7.00	12,442	61,392
1828.....	61,523,200	35,908,000	25,615,200	7.10	12,535	
1829.....	61,068,000	36,953,800	24,114,200	7.90	13,495	
1830.....	59,586,000	36,960,000	22,626,000	8.10	13,096	
1831.....	60,698,200	37,675,000	23,023,200	7.90	13,618	
1832.....	67,514,400	39,145,200	28,369,200	8.20	14,184	78,603
1833.....	70,477,200	40,966,400	29,510,800	8.50	14,899	
1834.....	74,805,800	43,140,600	31,665,200	9.40	15,137	
1835.....	79,342,600	47,552,800	31,789,800	9.70	16,188	
1836.....	88,265,000	53,370,000	34,895,000	9.50	16,719	
1837.....	89,583,800	56,311,600	33,272,200	10.00	17,182	93,383
1838.....	90,231,600	57,372,400	32,859,200	9.80	15,615	
1839.....	91,826,400	58,577,800	33,248,600	11.30	16,561	
1840.....	94,581,600	60,424,200	34,157,400	11.00	17,966	
1841.....	98,006,600	61,963,000	36,043,600	12.00	18,915	
1842.....	106,723,700	65,499,900	41,223,800	5.70	<sup>1</sup> 19,636	114,366
1843.....	110,046,000	67,673,400	42,372,600	6.20	<sup>1</sup> 20,063	
1844.....	118,450,300	72,048,000	46,402,300	6.00	<sup>1</sup> 22,339	
1845.....	135,948,700	81,991,400	53,957,300	5.70	24,287	
1846.....	148,839,600	90,119,600	58,720,000	6.00	25,974	
1847.....	162,360,400	97,764,500	64,595,900	6.00	27,008	136,881
1848.....	167,728,000	100,403,200	67,324,800	6.50	27,726	
1849.....	174,180,200	102,827,500	71,352,700	6.50	28,363	
1850.....	180,000,500	105,093,400	74,907,100	6.80	28,018	
1851.....	187,947,000	109,358,500	78,588,500	7.00	28,445	
1852.....	187,680,000	110,699,200	76,980,800	6.40	28,983	

<sup>1</sup> From 1822 to 1842, inclusive, Poll-tax assessed on all males above 16 years of age.  
1843, Poll-tax assessed on all males between 20 and 70 years of age.  
1844, and thereafter, Poll-tax assessed on all males above 20 years of age.

VALUATION OF PROPERTY — *Continued.*

YEAR.	Total Valuation.	Valuation Real Estate.	Valuation Personal Estate.	Rate of Taxation.	Ratable Polls.	Popula- tion.
1853.....	\$206,514,200	\$116,090,900	\$90,423,300	\$7.60	29,959	160,490
1854.....	227,013,200	127,730,200	99,283,000	9.20	31,130	
1855.....	241,932,200	136,351,300	105,580,900	7.70	31,602	
1856.....	249,162,500	143,681,700	105,480,800	8.00	32,974	
1857.....	258,111,900	149,713,800	108,398,100	9.30	33,162	
1858.....	254,714,100	153,505,300	101,208,800	8.60	32,621	177,840
1859.....	263,429,000	158,410,900	105,018,100	9.70	33,456	
1860.....	276,861,000	163,891,300	112,969,700	9.30	34,449	
1861.....	275,760,100	167,682,100	108,078,000	8.90	35,161	
1862.....	276,217,000	163,638,000	112,579,000	10.50	34,159	
1863.....	302,507,200	169,624,500	132,882,700	11.50	33,618	192,318
1864.....	332,449,900	182,072,300	150,377,600	13.30	32,832	
1865.....	371,892,775	201,628,900	170,263,875	15.80	34,704	
1866.....	415,362,345	225,767,215	189,595,130	13.00	34,192	
1867.....	444,946,100	250,587,700	194,358,400	15.50	35,772	
1868 .....	493,573,700	287,635,800	205,937,900	12.30	<sup>1</sup> 48,416	250,526
1869.....	549,511,600	332,051,900	217,459,700	13.70	51,195	
1870.....	584,089,400	365,593,100	218,496,300	15.30	<sup>2</sup> 56,926	
1871.....	612,633,550	395,214,950	217,448,600	13.10	61,148	
1872.....	682,724,300	443,283,450	239,440,850	11.70	67,221	
1873.....	693,831,400	470,086,200	223,745,200	12.80	70,199	341,919
1874.....	798,755,050	554,200,150	244,554,900	15.60	<sup>3</sup> 84,684	
1875.... ..	793,961,895	558,941,000	235,020,895	13.70	85,086	
1876.....	748,996,210	526,157,900	222,838,310	12.70	81,364	
1877.....	686,840,586	481,407,200	205,433,386	13.10	86,007	
1878.....	630,446,866	440,375,900	190,070,966	12.80	85,913	362,839
1879.....	613,322,692	428,777,000	184,545,692	12.50	89,452	
1880.....	639,462,495	437,370,100	202,092,395	15.20	93,769	
1881.....	665,554,597	455,388,600	210,165,997	13.90	99,407	
1882.....	672,497,962	467,704,150	204,793,812	15.10	102,594	
1883.....	682,432,671	478,318,900	204,113,771	14.50	107,286	390,393
1884.....	682,656,658	488,130,600	194,526,058	17.00	110,481	
1885.....	685,579,072	495,973,400	189,605,672	12.80	112,104	
1886.....	710,621,335	517,503,275	193,118,060	12.70	112,446	
1887.....	747,642,517	547,171,175	200,471,342	13.40	115,603	
1888.....	764,452,548	563,013,275	201,439,273	13.40	120,529	

<sup>1</sup> Roxbury annexed.<sup>2</sup> Dorchester annexed.<sup>3</sup> Brighton, Charlestown, and West Roxbury annexed.

VALUATION OF PROPERTY. — *Concluded.*

YEAR.	Total Valuation.	Valuation Real Estate.	Valuation Personal Estate.	Rate of Taxation.	Ratable Polls.	Popula- tion.
1889.....	\$795,433,744	\$593,799,975	\$201,633,769	\$12.90	123,335	
1890.....	822,041,800	619,990,275	202,051,525	13.30	125,906	448,477
1891.....	855,069,415	650,238,375	204,831,040	12.60	132,809	
1892.....	893,975,704	680,279,875	213,695,829	12.90	136,375	
1893.....	924,093,751	707,762,275	216,331,476	12.80	139,757	
1894.....	928,109,042	723,743,850	204,365,192	12.80	139,789	
1895.....	951,367,928	744,751,050	206,618,878	12.80	142,460	496,920
1896.....	981,269,914	770,261,700	211,008,214	12.90	148,477	
1897.....	1,012,582,209	803,860,550	208,721,659	13.00	154,654	
1898.....	1,036,099,418	830,233,900	205,865,518	13.60	157,590	
1899.....	1,089,736,252	866,809,700	222,926,552	13.10	161,401	
1900.....	1,129,175,832	902,490,700	226,685,132	14.70	166,354	560,892
1901.....	1,152,505,834	925,037,500	227,468,334	14.90	171,650	
1902.....	1,191,274,616	957,496,900	233,777,716	14.80	171,516	
1903.....	1,220,457,323	985,560,300	234,897,023	14.80	178,905	



Valuation of Land and Buildings by Wards in 1896 and 1903.

	1896			1903		
	Value Land.	Value Buildings.	Total Value.	Value Land.	Value Buildings.	Total Value.
Ward 1.....	\$4,216,850	\$6,436,000	\$10,652,850	\$5,822,700	\$7,400,200	\$13,222,900
Ward 2.....	5,073,050	6,117,400	11,190,450	8,327,700	7,489,800	15,817,500
Ward 3.....	4,086,200	3,848,700	7,934,900	5,855,400	4,315,500	10,170,900
Ward 4.....	5,842,300	4,424,500	10,266,800	6,866,600	5,777,800	12,644,400
Ward 5.....	6,746,400	5,428,300	12,174,700	7,201,400	5,399,600	12,601,000
Ward 6.....	72,849,200	31,264,800	104,114,000	110,980,900	37,363,700	148,344,600
Ward 7.....	131,666,200	48,313,700	179,979,900	182,687,250	59,808,950	242,496,200
Ward 8.....	14,579,600	10,249,900	24,829,500	18,389,100	11,321,600	29,710,700
Ward 9.....	11,834,600	12,721,900	24,556,500	11,946,500	12,711,200	24,657,700
Ward 10.....	24,625,600	20,601,300	45,226,900	34,722,300	25,183,100	59,905,400
Ward 11.....	52,593,700	41,133,400	93,727,100	60,626,700	48,724,100	109,350,800
Ward 12.....	9,504,400	13,931,500	23,435,900	10,102,800	13,287,800	23,390,600
Ward 13.....	10,057,400	7,359,900	17,417,300	15,472,900	9,181,800	24,654,700
Ward 14.....	3,535,900	6,302,600	9,838,500	4,203,200	7,853,400	12,056,600
Ward 15.....	3,291,700	5,342,000	8,633,700	3,577,700	5,983,400	9,561,100
Ward 16.....	4,515,400	7,831,200	12,346,600	5,423,000	9,186,800	14,609,800
Ward 17.....	6,751,500	8,229,500	14,981,000	8,248,500	10,212,900	18,461,400
Ward 18.....	7,688,900	7,494,500	15,183,400	8,651,100	8,527,200	17,178,300
Ward 19.....	10,142,900	8,281,600	18,424,500	11,669,400	11,398,300	23,067,700
Ward 20.....	9,799,000	13,620,200	23,419,200	13,932,400	21,975,900	35,908,300
Ward 21.....	9,698,200	14,080,600	23,778,800	10,969,100	16,223,300	27,192,400
Ward 22.....	8,578,500	10,129,500	18,708,000	9,229,800	12,533,200	21,763,000
Ward 23.....	9,594,800	8,564,400	18,159,200	12,637,900	11,572,900	24,210,800
Ward 24.....	8,098,900	12,683,600	20,782,500	11,666,800	15,547,500	27,214,300
Ward 25.....	11,798,500	8,701,000	20,499,500	15,388,600	11,980,600	27,369,200
Totals.....	\$447,169,700	\$323,092,000	\$770,261,700	\$594,599,750	\$390,960,550	\$985,560,300

## Gains and Losses by Wards, 1896 and 1903.

	Land.	Buildings.	Total.
Ward 1.....	\$1,605,850	\$964,200	\$2,570,050
Ward 2.....	3,254,650	1,372,400	4,627,050
Ward 3.....	1,769,200	466,800	2,236,000
Ward 4.....	1,024,300	1,353,300	2,377,600
Ward 5.....	455,000	<sup>1</sup> 28,700	426,300
Ward 6.....	38,131,700	6,098,900	44,230,600
Ward 7.....	51,021,050	11,495,250	62,516,300
Ward 8.....	3,809,500	1,071,700	4,881,200
Ward 9.....	111,200	<sup>1</sup> 10,700	101,200
Ward 10.....	10,096,700	4,581,800	14,678,500
Ward 11.....	8,033,000	7,590,700	15,623,700
Ward 12.....	598,400	<sup>1</sup> 643,700	<sup>1</sup> 45,300
Ward 13.....	5,415,500	1,821,900	7,237,400
Ward 14.....	667,300	1,550,800	2,218,100
Ward 15.....	286,000	641,400	927,400
Ward 16.....	907,600	1,355,600	2,263,200
Ward 17.....	1,497,000	1,983,400	3,480,400
Ward 18.....	962,200	1,032,700	1,994,900
Ward 19.....	1,526,500	3,116,700	4,643,200
Ward 20.....	4,133,400	8,355,700	12,489,100
Ward 21.....	1,270,900	2,142,700	3,413,600
Ward 22.....	651,300	2,403,700	3,055,000
Ward 23.....	3,043,100	3,008,500	6,051,600
Ward 24.....	3,567,900	2,863,900	6,431,800
Ward 25.....	3,590,100	3,279,600	6,869,700
Totals .....	\$147,430,050	\$67,868,550	\$215,298,600

<sup>1</sup> Loss.





